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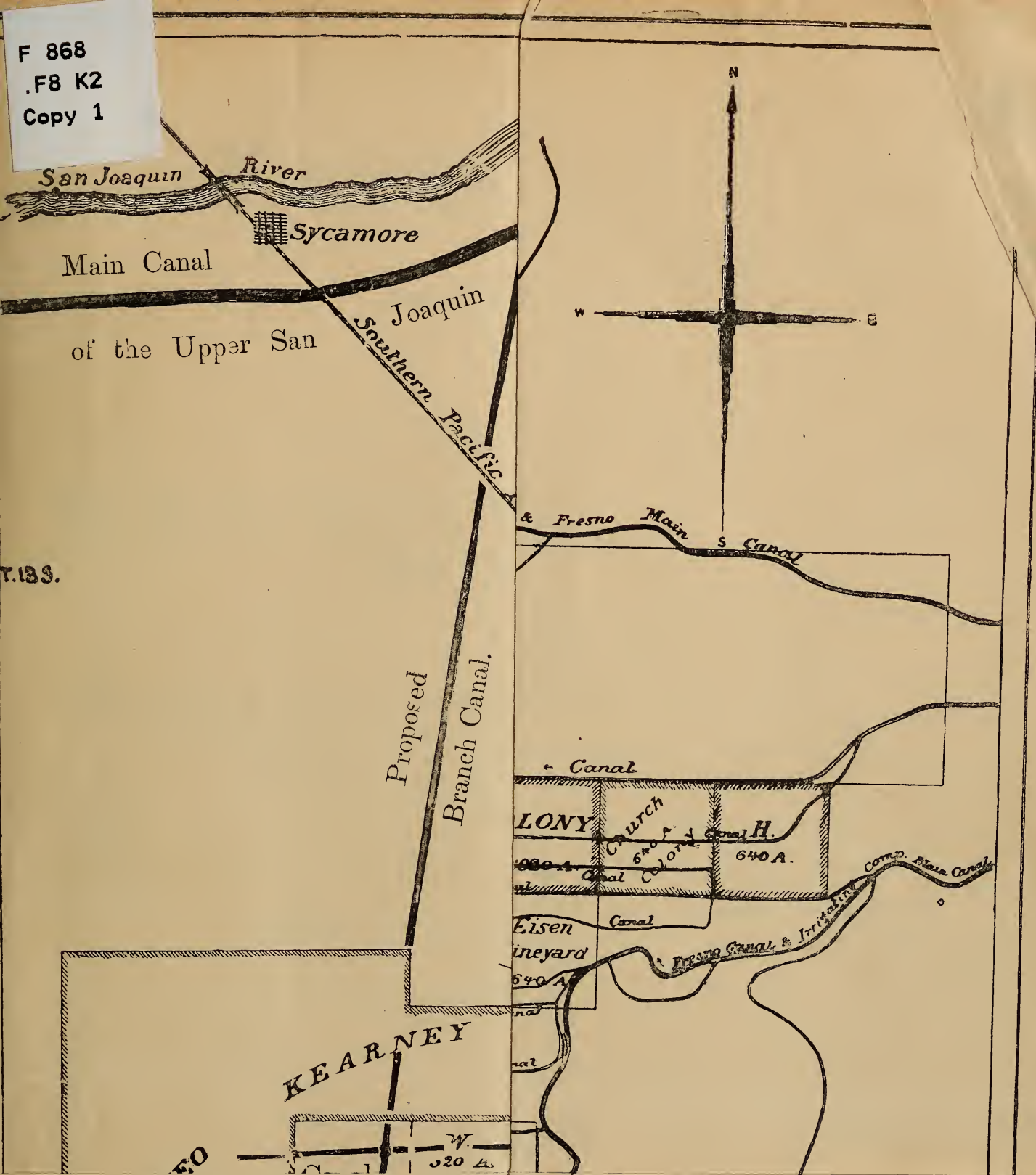
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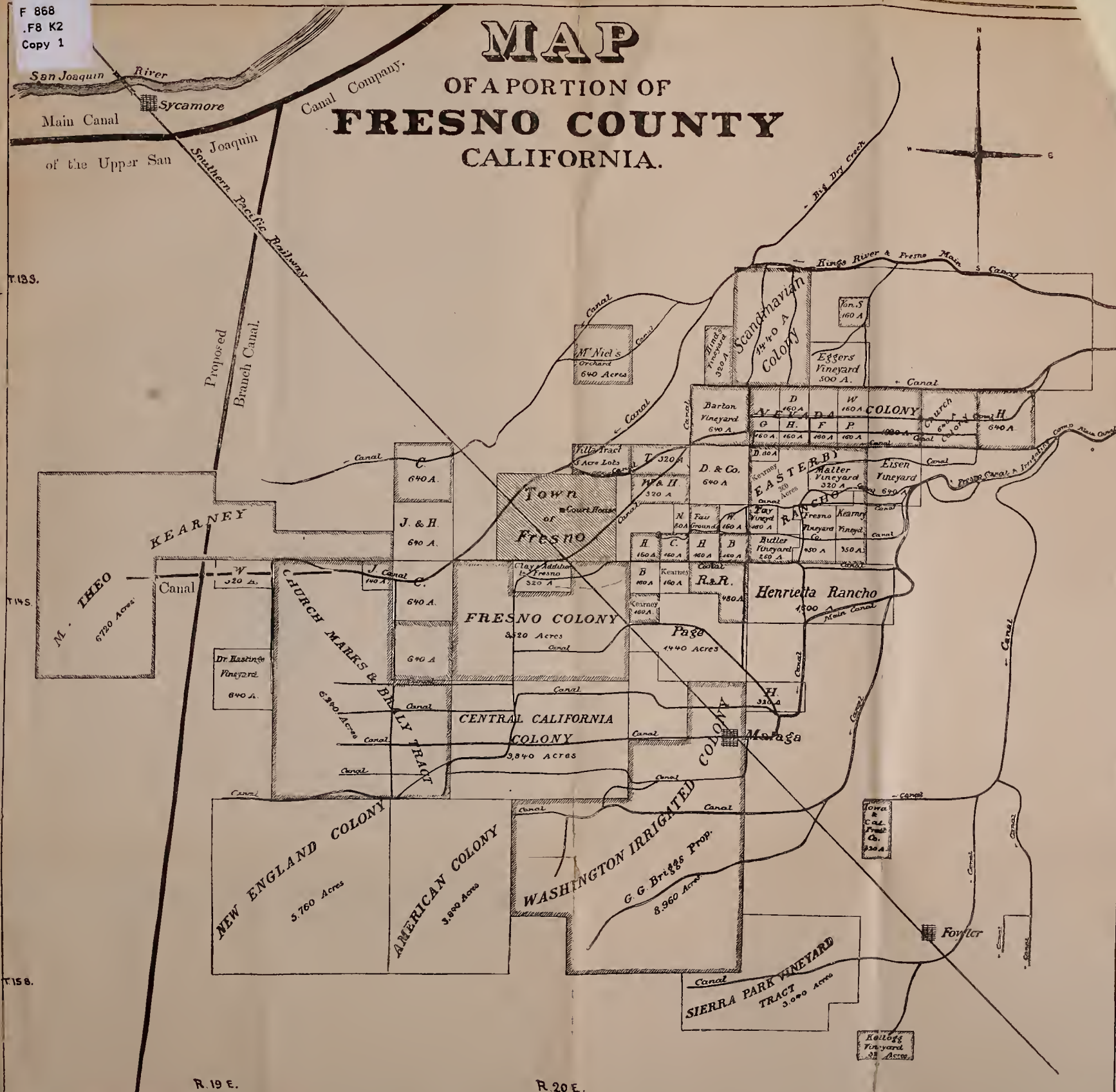
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MAP
OF A PORTION OF
FRESNO COUNTY
CALIFORNIA.



❖ FRESNO COUNTY ❖

CALIFORNIA.

— ITS ATTRACTIONS FOR —

The Health Seeker, Home Seeker, Sportsman,
and Capitalist.

ITS GOLD, SILVER, QUICKSILVER AND COAL MINES. ITS TIMBER RESOURCES AND RAPID DEVELOPMENT
IN THE PRODUCTION OF WINE, RAISINS, TEMPERATE AND SEMI-TROPICAL FRUITS, HONEY,
DAIRY PRODUCTS, CATTLE, SHEEP, HOGS, WOOLS, ETC., ETC. ITS
MAGNIFICENT MOUNTAIN SCENERY AND UNLIMITED
FIELD FOR HUNTING AND FISHING.

COMPILED FROM MOST RELIABLE SOURCES

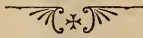
BY
dore
M. THEO. KEARNEY.



SAN FRANCISCO:

A. L. BANCROFT & Co., PRINTERS AND PUBLISHERS, 721 MARKET STREET,
1883.

❖ PREFACE. ❖



HAVING unbounded faith in the future wealth of Fresno County, which—now lying dormant—needs but enterprise and capital to develop it; and, believing that a fair statement of this county's resources, however incomplete, will benefit those who receive and act upon its suggestions, as well as those already having interests in the county, I have compiled and published this pamphlet.

Much repetition could be avoided by condensing and writing in one article the substance of the following pages, but as such an article would be open to the suspicion that it might be colored, or the statements exaggerated from interested motives, I have preferred to give the statements of others, just as they were written, who are competent judges and entirely disinterested. While the subject of each article is the same, yet all the articles will well repay a careful perusal, as there are many points touched upon by each writer, that are not referred to by any other.

It will be noticed that, considering the variety of sources of these statements, the writers are exceptionally unanimous in their judgment in favor of Fresno County. It is, therefore, only necessary for those in search of health, or of opportunities for making money, to test the matter by a personal examination of that portion of our favored State.

M. T. K.



FRESNO COUNTY,



FRESNO COUNTY, CALIFORNIA.

[From J. P. H. Wentworth's *Resources of California* for January, 1883—Published monthly—San Francisco.]

Fresno is the third county in area in the State, containing 5,600,000 acres of surface. Of this vast territory 4,400,000 acres may be classed as mountainous and pasture lands, and about 1,200,000 as agricultural and fruit lands. This county lies between the 36th and 37th degrees of latitude, and is very nearly the central part of California, extending northeasterly and southwesterly a distance of 120 miles, and its average breadth is something over 65 miles. It is bounded north by Merced and Mariposa, east by Mono and Inyo, south by Tulare, and west by San Benito and Monterey counties. The summit of the Sierras forms its eastern boundary, the summit of the Coast Range its western, and the general course of the Chowchilla river its northern, and King's river its southern boundary. The central portion of the county comprises a large part of the great San Joaquin valley, its lowest portion contains about 300,000 acres of marsh and low lands, formed by the waters of King's river, and during high water being partly covered with the mingled waters of King's and San Joaquin rivers. The eastern two-fifths of the county is mountainous comprising the highest portion of the Sierra range, and the most elevated mountain region in the United States, extending from Mount Lyell, on the north, to Mount Tyndall, on the south, a distance along the range of over 100 miles. Within this region rises the Fresno, San Joaquin and King's rivers, amid perpetual banks of snow and ice. Fresno contains forty living glaciers, some of these lying under the crest of the Palisades, being some two miles in length; and, also, many of the loftiest peaks in America; Mount Goddard, Mount King, Mount Gardner and Mount Tyndall are upwards of 14,000 feet above the sea-level, while a large number of other peaks approach very nearly that height. There is no pass over the summit less than 9,000 feet above sea-level.

On the westerly slopes of these ranges are found some of the heaviest bodies of timber in the State, and in several localities groves of the big trees, or "*sequoia gigantea*," in which some single trees are found measuring 120 feet in circumference. Of the 5,560 square miles of mountains in Fresno county at least four-fifths are in the Sierras. These may be divided into three distinct divisions or zones; the foot-hills bordering the plains and extending back from twenty to thirty miles to the distinctly outlined pine ridge or timber belt. These foot-hills commence at an elevation of 200 feet and are covered with scattered oaks, increasing gradually, as the mountains proper are

neared, to 2,000 and 2,500 feet, when they suddenly rise to an elevation of from 4,000 to 5,000 feet, and are covered with a heavy growth of pine timber. The timber belt reaches back from 30 to 40 miles at an elevation of some 10,000 feet, the higher regions being covered only by dwarfed and scattered tamarack. The high Sierras proper cover a belt of about 30 miles; are nearly devoid of brush or timber, and are broken into deep chasms, jagged and lofty peaks, ancient glaciers, basins and present fields of ice and snow. As it is the highest, so it is the wildest and most interesting mountain region in the United States. The geological formation of the entire mountain chains is as diversified as the fauna or flora.

The foot-hill regions are generally granite, cut across from north to south, or southwesterly, by occasional seams of slate and frequent narrow seams of quartz. In some sections large masses of white, flinty quartz are found, and in these localities the hills are covered with reddish clay. There are no extensive placers, and the numerous small ones that have been worked are, as a rule, confined to the foot-hills.

Gold-bearing quartz has been found throughout the range. Generally, when the range is broken by seams of slate, the several mines, opened and being opened, promise well. Likewise, mines of copper have been found, and one or more of them worked. The higher, or timber range, is less broken than the foot-hills, though the ravines are deeper and the geological formations more varied. The soil, generally, is darker and richer. Small meadows and marshes are numerous, and water is found in every ravine. North of the San Joaquin is an elevated, comparatively level, timbered plateau, reaching back well toward the summit, over which a railroad line has been surveyed, designed to become part of an eastern route. Between the San Joaquin and King's rivers the country is more broken, the evidences of both volcanic and glacial action more abundant, and the varieties of rocks and minerals more numerous.

The Coast Range — or, more properly speaking, the Mount Diablo Range, there being a valley (the San Benito) between the Mount Diablo and Coast Range proper — begins about twenty miles from the San Joaquin river, and is about twenty miles from the plains to the summit. The first ten miles are low hills, devoid of timber, but covered with grass; thence to the summit the hills are more abrupt, covered with scrubby oak, and, in many places, with a dense growth of chaparral. The streams are the big and little Panoche; the Cantwa and Poso Chino are the only streams flowing toward the San Joaquin, which divides the county into two unequal parts, about one-third being on the west side of the river. All the streams on the west side of the San Joaquin sink soon after reaching the plains.

Fresno county has 2,092,800 acres, a little over one-third of its total area, lying in what is known as the great San Joaquin valley. This valley, calculating from the Sacramento river south to Fort Tejon, has a length of about 250 miles and an average breadth of about 50. Kern lake, at the extreme southern portion of the valley, has an elevation of 282 feet above sea-level, and 260 miles from the mouth of the San Joaquin. Its waters connect, by a series of sloughs and small lakes, with the waters of Buena Vista and Tulare lakes, which latter has an elevation of 200 feet and an area of 700 square miles. Tulare lake connects with the San Joaquin river by Fresno slough, about 60 miles north. From Tulare lake north to the Sacramento river, the valley has a nearly uniform fall of a little more than one foot to the mile in its lowest depression, while the slopes from the foot-hills, on either side, toward the center, average about six feet to the mile. The valley portion of Fresno county occupies a section about 60 miles square. Several distinct regions are formed, distinct in rain-fall, distinct in soil, distinct as to depth and character of water, and the general facilities for irrigation and cultivation. The territory of the east side is about twice the area of the west. Fresno county affords almost every variety of soil, and a dozen varieties may be found often within an area of two miles square. As a rule, the nearer the hills the harder the land, though there are some exceptions. Along the foot-hills, from the San Joaquin river, south, are several miles of red clay land, mixed with the white quartz, as much like the Malaga grape lands of Spain as can be. Strips of this land extend as far down the plains as Fresno. The great bulk of the plain land of the entire eastern slope, however, is a soft, sandy loam, mixed with clay, sand, decayed animal and vegetable matter, iron and other mineral salts. Generally speaking, the San Joaquin valley lands are free from alkali. The country lying west of the San Joaquin river is unlike that on the east; while much of the land is black and rich, but the small amount of rainfall and apparent impossibility of obtaining water, even for drinking purposes, make this region practically a desert. A large canal has been constructed by Messrs. Miller & Lux, which has brought several thousand acres under cultivation.

FRESNO CITY.

On the first of May, 1872, nearly 11 years ago, the railroad company formally located the town, which is situated near the geographical center of the county, on the line of the Southern Pacific Railroad, 195 miles southeast from San Francisco. This bustling little city now has 2,000 inhabitants, and, in the amount of business done and general thrift, she rivals many of the towns of California of double her age and population. The colonies of Fresno county, are nearly all in the vicinity of Fresno city; the oldest is the Central California colony, which dates back to June 1, 1875, when six square miles of land were selected as the site of this enterprise. The land lies in close proximity to the line of the Southern Pacific railroad, and two and a half miles south from Fresno city. This land was divided into 192 farms of 20 acres each. Each lot was surveyed with reference to its being commanded by water ditches, and gates were constructed. The first settlers began to make their improvements in the fall of 1875. At present there are about 86 families residing in the colony. Immediately adjoining the above lies the Washington Irrigating colony, which embraces 11 square miles. This is laid out into 20-acre tracts. The land is nearly level, inclining toward the west. The soil is a rich, sandy loam. Here is now a population of about 350 people. Between the first named colony and the city of Fresno lies the Fresno colony, which, like its predecessors, has been subdivided into 20-acre tracts. About three miles north-

east of Fresno we came to the Scandinavian Home colony, consisting of 1,925 acres, which is divided into 96 lots, of 20 acres each. With each lot is sold a perpetual water right for purposes of irrigation.

SELMA

Is about fifteen miles from Fresno. This thriving town now has a population of 500. The country is nearly level, and the Centerville and Kingsburg canal passes through the outskirts of the town. About six miles south of Selma the third largest town,

KINGSBURG,

Is reached, which is situated a short distance from King's river, on the line of the Southern Pacific railroad. This place contains about 400 inhabitants, and is located in a fine agricultural country, level as a floor.

MADERA

Is situated 23 miles northwest from Fresno. It is at this point where tourists leave the train and take the stage for Yosemite valley. The other towns in the county are Centerville, Buchanan, and Toll House. The entire population of Fresno county is 12,000.

EXTRACT FROM "HARPER'S."

[From an article in *Harper's Monthly Magazine* for November, 1882—New York.]

The Southern Pacific railway has completed connections which give it a trans-continental route from San Francisco, across Arizona, New Mexico, and Texas, to New Orleans. It is promised that this is to introduce a new era in the prosperity of the State. Immigrants are to be brought in by steamer from Liverpool to New Orleans, and thence by rail at a rate not higher than that which it costs to reach the central West. The fares to California heretofore have been almost prohibitive of immigration. We find a wonderfully rich country, equal in extent, it is estimated, to New York, Pennsylvania, and all of New England put together, but containing as yet less than a million of people. The languid movement hither of the same valuable class of immigration which pours so rapidly into the West is ascribed by some alarmists to the presence of the Chinese. It is much more probably due to the heavy cost of travel across the continent, and, large as the territory is, to the lack of cheap lands suitable for settlement. The Chinese are not rivals in the matter of taking up the land. They acquire little or none of it. As to wages, the prices of white labor, even with Chinese competition, remain higher on the Pacific slope than at the East.

The new opportunities opened in the way of transportation, the depression of the mining interests, and the rapid increase in numbers of the Chinese, have awakened an exceptional interest in the subject of white immigration. A committee, comprising some of the most prominent men in the State, has been appointed, and has opened an inquiry into the most effectual means of promoting it. It will no doubt set forth more clearly than it has ever been done before an account of such territory as is open to settlers, whether it is offered by the government, the railroads, or the great ranches, and its advantages and the methods of reaching it. It seems a little singular at first sight that a lack of suitable lands can be adduced as a principal reason for the lack of population in so vast a region, of the climate and other natural advantages of which so much has been said the world over. It can only be understood when we take into account the unusual atmospheric dryness, and the important part which has to be played by water brought upon the soil



MOUNT SHASTA, 14,440 FEET ABOVE THE SEA.

by artificial and costly means. The locations where there is sufficient natural moisture for the maturing of crops are of comparatively small extent. They were among the first taken up. In much of the central and southern portions of the State the annual rain-fall is almost an infinitesimal quantity. At Bakersfield, the capital of Kern County—whither our journey southward will presently lead us—it is no more than from 2 to 4 inches. It is found that light crops of grain and pasturage for stock may occasionally be got even under these conditions. The only certain reliance in cultivation, however, is in artificial irrigation. Works of the requisite importance would heretofore have been beyond the means of a simply hard-working and thrifty class of immigrants like those who have gone into Iowa, Wisconsin, or Minnesota.

The springs and small streams in the country were early appreciated at their full value, and seized upon by persons who control with them great tracts of the surrounding country, almost valueless except as watered from these sources of supply. These tributary tracts are used chiefly as cattle and sheep ranges. A person owning five thousand acres of land will often have for his stock the run of twenty thousand. Cultivation is confined about the springs and water-courses, and is seen in a succession of charming oases in the midst of a desert, the superficial sterility of which is something phenomenal. The tenure of land in tracts of thousands of acres under a single ownership is a tradition descending from Spanish and Mexican times. It has been much decried as a great evil. It is said that the State would be much more prosperous if divided into a series of small farms. This is probably true, and the system as it exists may be ascribed in part to the overweening greed of individuals. At the same time it arises in considerable part, as we have seen, out of the natural features of the country. The wealth and enterprise of the large farmers, too, enable them to undertake works of improvement, such as canal-making, drainage, and tree-planting, on the only scale that could be effectual. It may be that the State will have to lend its assistance, and establish a public system of irrigation and drainage, before the land to any very great extent can be prepared for the purposes of the small settler. Water! water! water! How to slake the thirst of this parched, brown country, and turn it over to honest toil and thrift, is everywhere the great problem as we go southward. The processes of irrigation, and its distinctive marks upon the landscape, are the most salient peculiarities that greet the eye.

It is in early November that we begin to traverse the long San Joaquin Valley from Lathrop Junction, just below Stockton, southward. The side tracks of the railroad are crowded with platform-cars laden with wheat for the sea-board. The "elevator" system is not yet in use, and the grain is contained in sacks for convenient handling. Hereabouts are some of the largest of the famous wheat ranches. A man will sometimes plough but a single furrow in a day, but this may be a furrow fifteen or twenty miles long. There is sufficient rain-fall for the cereals, but not enough for the more exacting crops. The land gives but few bushels to the acre under the easy system of farming, but there are a great many acres. The stubble of the grain fields is whitened now with flocks of wild fowl. At a way-station we see a small rustic in an immense pair of boots go over to a pool and blaze away with a shot-gun. Presently he returns, dragging by the necks an immense pair of wild geese, almost beyond his strength to pull. The tawny color of the fields, and the great formal stacks of straw looming up in them, recall some aspects of the central table-land of Mexico. Many and capacious barns and out-buildings are not necessary in the mild, dry climate of California. The prosperous ranches have, in

consequence, a somewhat thin and unfurnished appearance as compared with Eastern farms.

The most prominent object at each successive railroad station is a long, low warehouse provided by the company for the accommodation of grain. Like the station buildings generally, it is painted of a dark Indian red, in "metallic" paint. The station of Merced is one of the two principal points of departure for the Yosemite Valley, Madera the other. At Merced an immense wooden hotel for the accommodation of travelers bound for the valley, quite overshadows the small town. It rises close beside the track, while the town is scattered loosely back on the plain. At Madera is seen the end of a curious V-shaped wooden aqueduct, or flume, which brings down lumber from the mountains fifty miles or more away, and terminates in a planing-mill. Some of the hands employed in this work occasionally come down the flume also in temporary V-shaped boats. As the speed is prodigious, these voyages abound in excitement and peril. The structure, supported on trestles of greater or less height, according to the formation of the ground, stretches away in an interminable perspective toward the mountains. These mountains turn to rose-pink, and then to solemn purple, at sunset. The scene is somehow suggestive of the Roman Campagna, with this slight and essentially American work as a whimsical parody upon its broken aqueducts and temples of solid masonry. The lumber flume, however, is a very bold and costly enterprise, though we appear to smile at it.

By degrees we draw away from the wheat ranches, and journey more and more on the uncultivated plain. The town of Fresno, two hundred miles below San Francisco, and about midway between two important streams, the San Joaquin and King's rivers, is in the midst of a particularly desolate tract, which, up to a very recent period, was known as the San Joaquin desert. One should alight here by all means. There is no better place for examining the really marvelous capabilities of a soil which appears at first sight inhospitable and unfruitful to the last degree. Fresno is in the hands of enterprising persons, who push and advertise it very actively. We heard at San Francisco of the Fresno colony, Central colony, the American colony, the Scandinavian colony, the Temperance colony, the Washington colony, and of others of similar names clustered around Fresno. It was advertised as one of those genial places, alluring to the imaginations of most of us, where one could sit down under his own vine and fig-tree, secure from the vicissitudes of rigorous Northern climates. It was promised, too, that he could find a profitable career open to him in the cultivation of the fruits of the soil, and need not live a mere life of indolence; and furthermore, that all could be secured at a moderate cost. The promise seems strictly true. The aspect of things is very different from what had been expected, as is so often the case, but all the substantial advantages claimed are found within the reach of moderate purses. The process of founding a homestead and a tenure and position in the world may be witnessed in all its stages.

The town has a population of 2,000, most of which it has gained in the past 5 years. It is set down on the east side of the railroad highway, with but a thin scattering of foliage to veil the squareness of its outlines. It consists of a few streets of two-story wooden and brick buildings. The streets cross one another at right angles, and have planked sidewalks. A slight eminence above the general level has been chosen as the site of the county court-house, which somewhat resembles an Italian villa in design, and has Italian cypresses in front of it. The court-houses of half a dozen counties down the line from Modesto, the capital of Stanislaus, to Bakersfield, are identical with this in pattern, so that it is both typical of its kind, and evi-

dence of a conservative and economical spirit. A sharp distinctness of outline is characteristic generally of these cities of the plain. Separated from the main part of Fresno, as by a wide boulevard, is seen a long row of low wooden houses and shops, as clearly cut out against the encompassing desert as a row of bathing-houses on a beach. This is the Chinese quarter. Its isolation tells the story of the peculiar people who tenant it; and of the feeling of social ostracism entertained toward them on the one hand, and their own unconquerable clannishness on the other.

There is now hardly any hamlet so insignificant, even down in the wastes of Arizona, that the Chinese have not penetrated to it, in search of labor and opportunities for profit. Almost every settlement of the Pacific slope has its Chinese quarter, as mediæval towns had their Ghetto for the Jews. It is not always set without the rest of the place, as at Fresno; but wherever it be, it constitutes a close corporation and a separate unit, unencroached upon by any other. Its people, in dress, language, and habit of life, adhere as closely to Oriental tradition as their new conditions will permit.

Whoever is gifted with an eye for the picturesque very soon puts the Chinese in the foreground in almost every prospect in California. They have not introduced a national style of architecture, and build little but shanties themselves. They rather adapt what they find to their own purposes, distinguishing their handiwork with such emblems and devices that the character of the dwellers within cannot thereafter be mistaken. There is a great incongruity between the common little Yankee wooden dwellings tenanted by the Chinese in this rural life, and the tasseled lanterns, gilded signs, and hieroglyphics upon red and yellow papers with which they are so profusely overspread. Here are Ah Coon and Sam Sing, keeping laundries like the usual Chinese laundry the world over. Yuen Wa advertises himself as a contractor for laborers. Hop Ling, Sing Chong, and a dozen others have miscellaneous stores. In their windows are junk-shaped slippers, opium pipes, bottles of saki (a rice brandy), dried fish, goose livers, gold and silver jewelry, and packets of face-powder, and hair ornaments for the women. The pig-tailed merchants sit within on odd-looking chests and budgets, and gossip in an animated cackle with friends, or figure gravely in brown-paper books, using a pointed brush as a pen. Some women—who are much more numerous in proportion to the men than is commonly supposed—occasionally waddle by. Their black hair is very smoothly greased, and kept in place by long silver pins. They wear wide jackets and pantaloons of cheap black "paper cambric," which increase the natural awkwardness of their short and uncomely figures.

Upstairs in some unpainted, cobwebby second stories are found the Joss houses or temples, which the rustic Chinamen, even with the disadvantages under which they labor, do not neglect to establish. Here the hideous, but it must be confessed, extremely decorative idols grin as serenely as if in the center of their native Tartary, and as if there were no snug little spires of Baptist and Methodist meeting-houses rising in severe reproach across the way. There are pastiles burning before these idols, and some crimson banners draped about; and there are usually a few pieces of antique bronze upon which the eye of the connoisseur cannot but rest enviously.

Other interiors are cabarets, which recall those of the French working classes in the great air of animation reigning within. The air is thick with tobacco smoke of a peculiar Chinese odor. Games of dominoes are being played with a magpie-like chatter by excited groups of men clustered around long stout wooden tables. Most of those present wear the customary blue cotton blouse and queer little black felt hat, and all have queues, which either dangle behind them or

are coiled up like the hair of women. Some, however—teamsters perhaps from place to place, and here only temporarily—are dressed in the slop clothing and cowhide boots of ordinary white laborers. The Chinamen are servants in the camps, the ranches, and the houses of the better class; they are track-layers and section hands on the railroad, and laborers in the factories and fields. What Southern California, or California generally, could do without them just at this time it is difficult to see. They are found, for the most part, capable, industrious, honest, and neat. One divests one's self rapidly of any prejudice against them with which he may have started. Let us hope that laborers of a better class, by whom they are to be succeeded, may have at least as many praiseworthy traits.

Fresno town is as yet chiefly a supply depot, and market town for the numerous colonies by which it is environed. These colonies straggle out in various directions, beginning within a mile or two of the town. The intervening land still lies in its natural condition, held for settlement. It is difficult to convey an idea of the arid and seemingly hopeless barrenness of the plain. Instead of complaining of a dry and brown vegetation here, one would be grateful for so much as a blade of grass of any kind. The surface is like that of a graveled school-yard. It is even worse, for it is undermined with the holes of countless gophers, owls, jack-rabbits, and squirrels, who here form sociable communities. To ride at any speed is certain to bring one to grief through the entangling of his horse's legs in these pitfalls. As the traveler passes, there is a scampering movement on all sides. The gray squirrels speed for their holes with flying leaps, the jack-rabbits with long kangaroo-like bounds. They even run toward us as we approach, if they chance to have been absent from home in an opposite direction. Not one considers himself safe from our clearly malicious designs till he has dived headlong into his own proper tenement.

Here and there tracts are seen powdered white with alkali. Flakes of this substance, at once bitter and salt to the taste, can be taken up in an almost pure condition. Elsewhere for variety we pass through some tracts of wild sunflower, a weed growing tall, and quite charming when in flower, but now, in the long dry season, thoroughly desiccated, and rattling its stalks together like the bones of skeletons. It is not abusive nor ungenerous to present this picture of the condition of the land as it really is. It is a description that applies, for the greater part of the year, not only to the vicinity of Fresno, but in an almost equal degree, to that of Bakersfield, Los Angeles, and the whole of Southern California down to San Diego at the Mexican frontier. Nothing less would be just and fair either to the region itself or the intending visitor. And nothing less would adequately explain the marvels and wonders which have been produced upon the late San Joaquin desert and its like by human agency. The face of nature in all this district was a blank sheet of paper. Everything was to be put upon it. The cultivator had absolutely everything to do. Fortunately he discovered on trial that he had a soil of remarkable capacity, and that with the aid of water and the genial climate he could draw from it whatever he pleased.

Water is the salvation of the waste places, and makes the desert blossom like the rose. One's respect for this pleasant element in nature is, if possible, increased upon seeing what it is here capable of. It almost seems that, if used with sufficient art, it might draw forth a crop from a surface of cast iron. The vegetation of southern California is mainly artificial. It consists, as has been said, of a series of scattered plantations created by the use of water. In these the traveler may find his flowers, his palms, his vineyards, and orange groves. Ensconsing himself among them,

like the ostrich when it buries its head in the sand, he may refuse to recognize the existence of everything else; but it seems that at this stage in the development of California a franker policy is in every way more desirable. What has been done in the past is but an earnest of what can be done in the future. It is found that, according as irrigation is practiced, the land stores up part of the water used, so that less is needed each succeeding year. In wells, too, the water is found nearer the surface, proving that the soil acts as a natural reservoir. As time goes on, and canals and vegetation increase, no doubt important climatic changes are to be looked for in this part of our country. In the end Southern California may be as different from what it is at present as can possibly be conceived.

The several Fresno colonies for the most part join one another, and form a continuous belt of cultivation. On entering their confines, the change in the appearance of things is startling. Close alongside the desert, the home of the gopher and jack-rabbit, and only separated from it by a narrow ditch of running water, are lovely vineyards, orchards of choice fruits, ornamental flowers and shrubs, avenues of shade trees, fields of corn, and refreshing green pastures of alfalfa—a tall and strong clover, which gives half a dozen crops a year. Embowered among these are the homes of happy families. Here and there larger establishments for the drying of fruits and the converting of the munificent crops of grapes into wine arise. Many of these homes are as yet but modest wooden cottages. Others, of a better sort, are built of adobe, or sun-dried brick, which is treated in an ornamental way with wooden piazzas and Gothic gables. The best is that of a late member of the San Francisco Stock Board, who has taken up his residence here for the cultivation of grapes on a large scale as a speculation. It is a handsome villa that would do credit to any older town priding itself upon dwellings of the sort. The improvements on this, the Barton place, were in but an incipient state at the time of our visit. A great acreage of young vines brightened the recently sterile soil with a timid smile, as if not quite certain of approval. Young orange and lemon trees in the door-yard were muffled in straw till they should have gained a greater hardihood to withstand the autumn frosts. Elsewhere water was being run out from irrigating ditches over fields in course of preparation for the first time. It is the custom to soak them thus in order that they may be perfectly leveled. Knolls or any other inequalities must not be left which might hinder the equal distribution of moisture to the crop when planted. A wide canal stretched back from the rear of the numerous out-buildings towards the horizon. On the verge of the wide plain were visible the blue Sierras, veiled by a slight chronic dustiness in the air.

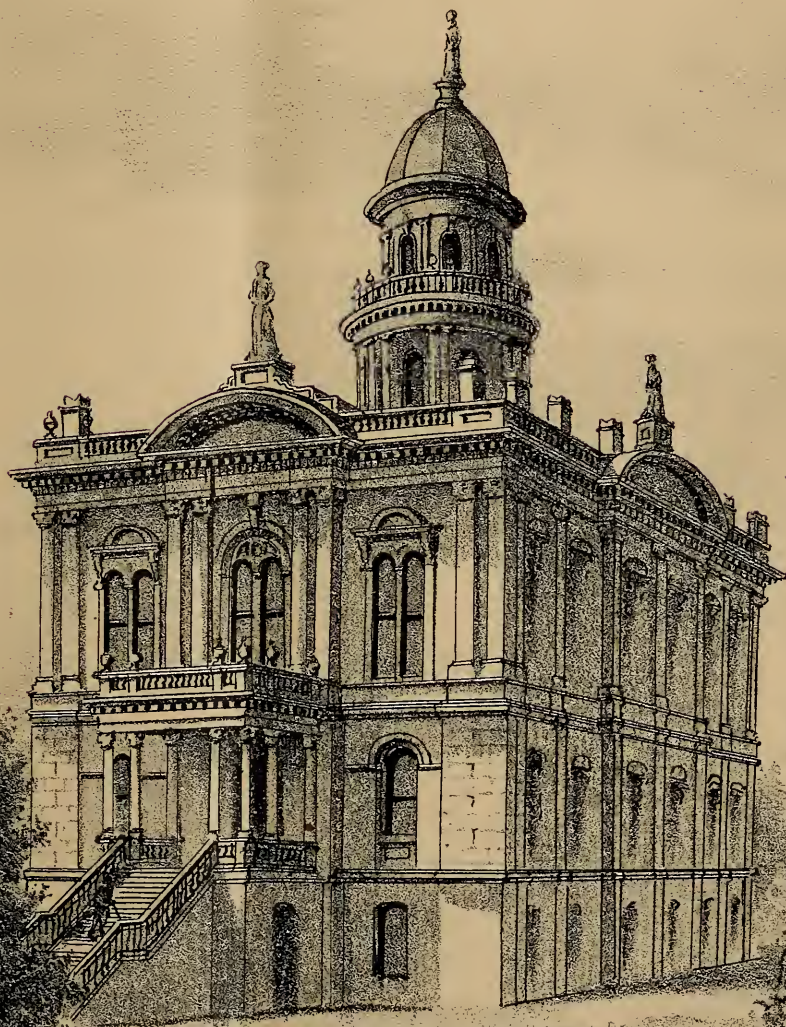
In the more established portions of the colonies some charming bits of landscape are found. The Chinese farm hand, in his blue blouse and a wide basket hat which he calls *mow* (and pronounces, with a grin, "heap good," if complimented upon it), is such as we see him in representations of his native tea fields. His occupation is to prune the vines or collect the generous clusters of grapes they bear. Or he weeds a vegetable garden by the side of a canal in which he, his vegetables, his cabin, a row of poplar trees, and the blue sky overhead are all reflected together. Poplars, willows, and cottonwoods are planted along the canals to strengthen their banks. At Eisen's wine-making place, for a considerable distance, oleanders in flower are seen spaced between the trees. The water runs clear and swift. At Eisen's it turns a mill. No doubt devices for bathing in it might be managed.

The long symmetrical lines of trees have a foreign, or at least an un-American, air. It is not difficult to recall to mind the rows of mulberries and elms that

bend over the irrigating canals of Northern Italy, and drop their yellow leaves upon them in the autumn in the same way. One might persuade himself that it was Lombardy again, and the glimpses of blue through the pleasant vistas were the Alps and not the Sierras. The locks, gates, and division works for the water are of an ephemeral structure as yet. They are made of slight planking instead of the substantial brick and stone in use in Lombardy. The smaller ditches are often stopped with bits of board let down piece-meal into grooves, instead of with gates with regular handles. It is urged in excuse for the practice that handles offer too much inducement for idlers to lift up the gates out of pure mischief, waste being caused thereby.

The colonies are not colonies in the usual sense of the term. That is to say, they were not founded by groups of persons who combined together and went out at one and the same time. The lands which they occupy were originally distributed into parcels by the owner or owners, and after being provided with water facilities by an irrigation company, were put upon the market at the disposal of whoever might wish to buy. No doubt a certain general consistency has been adhered to through the influence of the names in the make-up of the several settlements, but it is not rigorous. Probably nothing need prevent a native American from joining the Scandinavian colony, or a Scandinavian the American colony, should either desire to do so. As to the Temperance colony, its principle of organization would constitute in it a valid difference. It must be sorely tried in a spot of which the most liberal and profitable yield is the wine grape. It seems hardly a propitious place to have chosen. Scoffers say that in some of these temperance colonies, while certain settlers will not consent to make wine directly, they sell their grapes to establishments for the manufacture of wine. This, if true, would seem a distinction with but a very slight difference.

The standard 20-acre piece or lot, as prepared for market in the Fresno district, is bordered with a main irrigating ditch of perhaps four feet in width, connecting with the general irrigating system. For a payment of \$12.50 a year this land receives a water-right entitling it to the use of whatever water it may need. The buyer must make his own minor ditches, and prepare his ground from this point. He usually aims to establish in his fields a number of slightly differing levels, that the water may be led to one after the other. For ground in the preliminary condition described, about \$50 dollars per acre is demanded. Most of the earlier settlers bought for less, and the price named strikes one as high, considering the newness of the country, and that excellent farming land is to be had in all the older States of the Union for less. Prices are lower here than in the Los Angeles and Riverside districts, or at San Diego, all much further south. It is argued in answer to objectors everywhere throughout Southern California that, if the land be not nominally cheap, it is really cheap in consideration of its extraordinary productiveness. It is held that an investment here gives much better returns than elsewhere, and that at the same time the climate and other conditions promise a much more pleasureable existence than could be enjoyed elsewhere. This Fresno land, for instance, gives 4 and 5 crops of alfalfa a year. Vineyards planted but two and a half years are shown, which already produce 5 tons of grapes to the acre. Five years is the period required to bring the vines into full bearing. It is estimated that an acre of vines arrived at this condition will have cost \$125, allowing \$50 as the price of the ground. But it is then counted upon for an annual yield of ten tons of grapes, and these find a ready sale at \$20 a ton. The rate of growth in vegetation is one of the important things to note. Fruit trees are said to



COUNTY COURT-HOUSE, FRESNO.

ELLIOTT LITH. 421 MONT. ST.

advance as far in 3 years in this earthly paradise as in 7 at the Eastern sea-board.

The personal stories of some of the colonists are interesting, as the stories of colonists of intelligence, who have generally had some previous hard experience of the world, are apt to be. Such a man, whom we saw working sturdily in the fields, preparing the ground around a brand-new cottage, had once been a person of large fortune. He had lost it on the San Francisco Stock Board. The funds for his present enterprise were provided by a devoted wife, who had turned her talent to the keeping of boarders. She was sending him her small profits each month until he should have made ready the place by the work of his own hands for their joint occupancy. Some instances were heard of where nice properties had been secured with no other original capital than the labor of brawny hands. These, however, were exceptional instances. The country appears to be one where it is desirable that the new-comer should begin with some small capital.

In the Central colony a comfortable estate is owned by four spinsters of San Francisco, who are school-teachers by occupation. They have combined in the purchase of 80 acres. One of them lives on the place, and manages it. The others contribute from their earnings—or were in the habit of doing so until it had arrived upon a paying basis—the needed money for its proper development. They come and pass their vacations only at present, but look forward to their property as an ultimate retreat. The idea seems both a praiseworthy new departure in the direction of female emancipation and a charming enterprise in itself. I had the pleasure of making the acquaintance of the resident manager of this experiment. Her detailed experiences, if written out, would, I think, be interesting and instructive. There was an open piano in the pleasant cottage interior, and late books and magazines were scattered about, showing the occupations indulged in during the intervals of active labor. It was a bit of refined civilization dropped down into the very midst of the desert.

This lady manager had come, she said, because she desired rest. She took pleasure in the country, and in seeing things grow. She thought she had made mistakes in her management at first, mainly through trusting to others, but now had everything in good control. Four farm-hands—Chinamen—were employed on the place. The 80 acres were distributed into vineyard, orchard, and alfalfa patches. About one-half was devoted to the vineyard. Its product was turned not into wine, but raisins. Apricots and nectarines had been found up to this time the most profitable orchard fruits. Almonds were less so, owing to the loss of time in husking them for market. There was a field of veritable Egyptian corn. This is a variety which grows tall and slender, and runs up to a bushy head instead of forming ears. The sight of it carries one back to the Biblical story of Joseph and his brethren, and to the picture-writing in the Pyramids. The grapes for raisin-making were of the sweet Muscat variety. There was a "raisin-house" piled full of the neat boxes in which this delicacy is traditionally bestowed. The process of raisin-making is very simple. The bunches of grapes are cut from the vines, and laid down in trays in the open fields. They are left here, being properly turned at intervals, for a matter of a fortnight. There are neither rains nor dews to dampen them and delay the curing. Then they are removed to an airy building known as a "sweat-house," where they remain possibly a month, till the last vestiges of moisture are extracted. Hence they go to be packed and shipped to market. It is a simple process, this raisin-making, but it requires climate and proper fruit.

One must walk rather discreetly at Fresno just at present not to discern through the young and scattering plantations the bareness beyond, but in another 10 years the scene can hardly fail to be one of rich and far-extending luxuriance. The site is flat and prairie-like. Some might prefer to locate their earthly paradise, if possible, nearer to the hills. Still the fancy of the times runs toward earthly paradises which are at the same time shrewd commercial ventures, and it is well known that the cultivation of the soil is easier on the plain than the slopes.

FRESNO AND SURROUNDINGS.

[From the *Pacific Rural Press* of May 13, 1882, published weekly, San Francisco.]

In the recent excursion to this town we had the opportunity of seeing something of this notable portion of the great San Joaquin valley, which just now is attracting the attention of so many settlers searching for homes, and drawing so much capital and energy into this its busiest center. For several years we have heard the stories of its poetic climate, the possibilities of the water sprites when lovingly drawn away from their river home, how like the genii of the Arabian tales, they could bring wealth and splendor in a night, making gardens of roses out of these dry plains of sand, and waving forests of living green where before not a tree or shrub could be seen. We had read these things as we had read the Eastern tales, and we believed them as much as we believed those, and no more. We had heard with the ear, but now we have seen with the eye, and we are converted. We propose to give some account of what we have seen, which will give the reasons for the faith that is in us.

Fresno city and suburbs is but a small item in the level portion of Fresno county, which, in itself, is a plain 60 miles square and contains nearly a million and a quarter acres; but it is the most active point, at this time, of the whole immense San Joaquin valley. The report has gone abroad through the State and over the mountains, of the marvelous effects of water applied in careful cultivation of the genial soil, and hundreds of home seekers are turning in this direction, so that not a day passes without some new adventurer coming to try his skill or his luck in this new field. The town itself contains, perhaps, 2,000 people; and around it, in a semi-circle north, east and south, are the colonies and the great vineyards. To show the activity of this locality, we will give an abstract of the real estate business done within a radius of 8 miles, since January 1, 1882, or a period of less than four months, which real estate men in San Francisco and Oakland can read and compare with the business done in these cities in the same time. Whole number of transactions, 871. Unirrigated lands, 130 sales, 60,501 acres; irrigated lands, 38 sales, about 7,000 acres; town lots, 587; colony lots, 116.

One sale was a tract of nearly 11,000 acres. One tract of 7,080 acres sold for \$54,460; less than \$8 an acre. A gentleman recently from Riverside said to a resident here, "If this land was in San Bernardino county, it would be worth \$200 an acre."

To show on what a scale the energy and enterprise concentrating here is working, we will give the acreage of a few of the purchases made since the advent of the movement here.

LIST OF VINEYARD LANDS IN FRESNO, AND
NUMBER OF ACRES IN EACH TRACT.

	Acres.
Mr. Eggers of S. F. owns 11 sections.....	7,040
Mr. Helms has 12 sections in one tract and 8 in another.....	9,600
N. E. colony, owned by Mr. Haggin of S. F....	6,720
The Washington colony has 11 sections.....	7,040
The Central colony has 6 sections.....	3,840
The American colony has 5 sections.....	3,200
The Kirby tract has 5 sections.....	3,200
The Fresno colony, Hughes & Sons, 4½.....	2,880
The Nevada colony has 3 sections.....	1,920
The Henrietta colony has 2½ sections.....	1,600
One section by Mr. Jarboe of S. F.....	640
The Wolters Tract has 2 sections.....	1,280
The McNeil Tract has 1 section.....	640
The Barton Vineyard has 1 section.....	640
The Eisen Vineyard has 1 section.....	640
The Temperance colony has 1 section.....	640
Two and a quar. sec. by Hughes & Sons.....	1,440
The Olive Hill Vineyard.....	400
The Fresno Vineyard Co.....	450
The Theodore Kearny Vineyard.....	340
The Scandinavian colony.....	320
The Malter Tract.....	320
The Butler Tract.....	255
The Goodman Tract.....	130

55,175

To appreciate what is being done, it must be remembered that a section of land is a tract just one mile square and contains 640 acres. Now, there are just here, where this little town sits upon the vast sand plain of the great San Joaquin valley, over 50,000 acres already marked off into squares, by ridges and little streams of clear water, and being made ready for the vine and the fruit trees. Eighty sections—each one mile square! Arrange these squares into a line one after the other (one mile wide and 80 miles long). Look at it, when irrigated, settled down, made level as a floor, sown to grain or to the deeper colored alfalfa—one magnificent green plain, just slightly inclined to the west, waving in its bright emerald beauty. Eighty miles long! Or, change that form into a parallelogram 4 miles wide and 20 miles long. See it planted with vines and orchards—as it will be—20 varieties of grape, 40 varieties of pear, the peach, the apricot, nectarine, the cherry, the plum, the fig and the olive, the orange, lemon and banana, all growing as in their native clime; besides all these, every variety of berry known to our gardeners, and melons of many kinds, and around all, as a protection from the north wind, thousands of shade trees—20 varieties or more. Go up on the Sierra tables—grander than Lebanon—and look down on this enchanting picture; another Damascus, with Pharpar and Abana on either side, snow everlasting on that eastern ridge, 14,000 feet high, but long reaches of the Damascene plums purpling under this Syrian sun below.

If it should chance to be in the month of April or of May, outside of all this rich new growth of recent culture you will look down also upon myriads of gaily colored wild flowers, spread out by the square mile, as did Col. Fremont's party in that first fearful journey of exploration through the desert and mountains. Coming at last over the final ridge and looking down into the glowing valleys of California, they stood and shouted with all their might for very joy. Nothing but explosions of noise could express their delight, for they had come out of desolation, distress, hunger and the shadow of death, to look down upon fields radiant and glowing with acres upon acres of the golden escholsia, the purple larkspur and the crimson portu-

lacca. Who can wonder that they lifted up their voices in hallelujahs? And over these carpets of gay patterns there will roam from one to two millions of simple sheep and 30,000 to 40,000 head of cattle, in blissful ignorance of the slaughter-pens of San Francisco and the flesh-pots of this modern Egypt. Besides, there are bands of horses, happy swine by the thousand, and the cheerful indigenous squirrel, with his bosom friends, the owl and the rattlesnake. Will your Eastern subscriber to the *Press* think this is talking large for one county of our State? I suggest to him that this Fresno plain is 60 miles square, or contains over 2,000,000 square acres of surface for this happy family to play upon.

That would be a mighty pasture in Rhode Island or even Massachusetts. Is the eastern reader aware of the dignity of this county? The Sierra range of mountains is rather an important ridge on this side of the continent. It would be on any continent in the world. It is the most elevated mountain range in the United States. But the highest portion of it is in this county—a stretch 100 miles long with peak after peak climbing up 14,000 feet into the blue sky. Up there on those grand altitudes have originated 40 living glaciers, and Kings river and the San Joaquin were born in this cool spot. This is a mountain home for the coming poet to sing about. The English poets of the Lake school thought they had some high places where the gods dwelt. But here are 5,000 square miles of country piled up, with but few places that man can scale less than 9,000 feet high. The heaviest body of timber in the State is here. The *sequoia gigantea*—monarch of all forests—lifts its majestic head here 400 feet to the north wind, its robust body being 120 feet in girth. This timber belt is over 30 miles wide and stretches through the whole county. The canyons and waterfalls and lakes are on a scale similar to Yosemite, making this region one of the wildest and most interesting in the State. Gold and copper are found in sufficient quantities to work at a profit. But the county is to be noted for its stock, its agriculture and its fruit, especially the last. The valley land slopes gently to the south and south-west, and the drainage will be toward Tulare lake. The soil of this plain is varied wonderfully—a dozen varieties. There is no gravel to speak of, only in what is termed the "hog wallows," near the foot-hills. In the vicinity of the foot-hills and the San Joaquin river the land is solid and rich, much of it being a red clay mixed with a white quartz silt and sand. Farther south and east the soil is what is termed "white ash," and appears to be volcanic in nature. It is white sand and loam, a little clay and vegetable matter, and is very easy to work. Nothing could apparently be better suited to the grape and other fruits than the soil of this whole region. In it every variety of grape flourishes as if at home, and we believe the dried fruits of this vicinity are soon to rival those of the Mediterranean. Alkali is found in spots, but so far has not interfered very materially with crops. Irrigation seems to bring it to the surface where before it was unknown. Some crops will flourish in it, the beet, for example; and when that can be made profitable, alkali land will be utilized. Wheat can be grown in it, if it is not on the surface in too great quantities to kill the germ. Alkali increases toward the west, and on the extreme border, next to the coast range, the land is not suitable for fruits or any crop. Where irrigation is not practicable wells can be sunk. Toward the northern part of the west side, however, Miller & Lux have, by irrigation, worked wonders and changed large sections of dry plains into green fields.

But there is something besides poetry in this so favored locality. Believe this if you are tired of the city and wish to try farming. The climate is not an unhealthy one, but the summer sun is very hot to a

person accustomed to the bay atmosphere. The soil is very easy to work—but that does not mean that any clerk, or school-teacher, or broken-down merchant and politician can work it. It requires much care and real work to manage even 20 acres, if you do it yourself. It needs money, too, in spite of the constantly published circulars of land agents, that a man can buy his twenty-acre lot and clear it in two years by work only. Men of large means, who can put on teams and twenty to fifty men, can work wonders in a short time; but the laborer, who gets his 20-acre lot, and hopes to have a home of comfort in 2 or 3 years, has a problem before him that will not be solved at first sight. It is not quite an ideal Eden, where no evil thing ever comes. They *do* come, in spite of dreams to the contrary. The north wind will blow here; the sand-storm runs mad here; frost settles here, suddenly, sometimes; the season does not begin when it ought to always; it closes abruptly sometimes; the red spider may strip your vines; the lively grasshopper may eat the leaves—yes, the very bark of the vines; the vine hopper may nip them, and the grape-moth may stock them with her progeny—she has already done this once, and twenty tons of the fat worms are said to have been gathered in one year from these vineyards, but they can be subdued, and have been. The vines also suffer from cancer, as it is called; but that, as in human disease is, so far, we think, beyond human skill. If you ever discover it, you may as well dig up the vine at once, and settle it on the spot. Five crops of the magical alfalfa will grow in a season sometimes, it is true, but it will not be in the first year. Don't you believe it. It will bring you \$20 a ton sometimes; but you cannot bet your bottom dollar on it. It will grow 3 tons to the acre; but it won't be on *your* land every time. You can settle down on that truth and rest. Every kind of grape I ever heard of, and many I never dreamed of, will grow here to perfection. But, my friend, don't try to get them all on to your twenty-acre lot because the agent said you could. This land will produce 8 tons to the acre when 4 years old, perhaps. A respectable gentleman told me that, and I said I did not believe a word of it—but I do now. But *you* will not get 8 tons to the acre every time on your little spot, doing your own work. The bright visions of fairy land are all well enough. These stories told at twilight make a fairy land. But they are the exceptions—possibilities only. It may be so, but the solid ground is better to stand on than gossamer webs in the air. Get some money first. Assure yourself of payments. Get the means to live on for 2 years at least, before buying anything. Make haste very slowly, when you do start. Get the best, most reliable information possible, and use your own judgment. Settle in advance what work you can do yourself and what you must pay cash for doing. Settle also, as near as you can, when your first cash returns are coming in, and make your present cash meet that time. This means work, prudence, economy, care—sometimes disappointment. But when everything has been carefully discussed and settled come to Fresno county, to raise cattle, or sheep, or hogs, or wheat, or grapes, or mixed fruits. You can do these things here if you can do them anywhere. You can live on 20 acres, or on 10 acres, here, if you can anywhere on earth, and you can be independent. You need not work any longer for other men. If you can only buy 10 acres of this land and work it, you and your children need not be made to feel every 24 hours that you are slaves of somebody else. You and they need not be made to feel in school, in church, in society, in business circles, that you hold an inferior position, and are therefore neglected and humiliated. There are schools here, churches here, lyceums here, books here, cultivated people here. If you can break from your

bondage in the city, do so and come to Fresno, and be free, be independent, be noble, and cringe no longer to caste.

We will now give some statistics in detail of the special localities in the vicinity of Fresno city. We do not give all these facts from the lips of the residents—some of whom it was impossible to see—but all are, we believe, mainly correct and reliable.

THE BARTON VINEYARD.

Mr. Robert Barton is well known as a mining expert and member of the San Francisco Stock Exchange Board. He resides here now with his family, and is making his home a paradise of beauty and comfort. He has a section, 640 acres; 500 acres are set with the choicest varieties of wine grapes. We rode over the ranch in company with Mr. B., and its special features were pointed out to us. He has 80 acres in alfalfa, and 20 acres in the best varieties of apricots; the whole closely fenced, rabbit proof. We counted on one apricot tree, less than two years old, over 100 well-formed apricots, an indication of what may be expected from 20 acres in a short time. The house—an excellent mansion—is beautifully located, standing on a slight elevation overlooking the whole grounds. An avenue leads up to it, shaded with poplar, cypress and oleander trees. Avenues lead round the four sides, each a mile long; also through the centre each way, all shaded with Lombardy poplar and Italian cypress, and other trees. We saw no residence here equal to Mr. Barton's. It would be beautiful anywhere, and an ornament to any city. The fitting up inside and outside and all the surroundings are first-class. It is lighted with gas. A green-house and croquet ground and flower garden make it cheerful and attractive. He is not obliged to use surface water for the house, as a well 270 feet deep furnishes 20,000 gallons to a tank, and is distributed as needed. It is raised to the tank by steam power. The barns, stables, separate houses for white men and Chinamen, toolhouses, are all substantial and in good taste, and built regardless of cost. Mr. B. informed us that he had already spent over \$100,000, and will soon put up a winery and distillery. Every foot of his 640 acres is cultivated and irrigated. Mr. B. does not believe in using as much water as do some of the smaller cultivators. He showed us spots frequently in our ride over the grounds that had been irrigated but once, and some not at all, where the soil was quite moist to within 3 inches of the surface. He irrigates his trees and vines by simply plowing a furrow on each side and running the water along the furrow. The whole ground then becomes moist enough by seepage. We regard this as an eminently wise act, and think the wholesale flooding of the land as often as some do it a very bad plan, and one that will soon work much mischief, causing malaria. In some places it has already been manifest. I saw one lady who was suffering from chills, residing in the town of Fresno, five miles from these vineyards on the east, where the water was first used. Mr. B. cultivates the surface constantly, which tends to keep the ground below moist, and to introduce the sun and air to the roots of the vines. Thorough surface culture and less irrigation will be the future law in all these vineyards, if health and prosperity are regarded. Mr. B. is here to stay, returning here from New York, where he had gone with some other capitalists several years since, when high taxes and communism threatened San Francisco. He traveled over the state with Mons. A. de Lacratel, Commissioner from the French government, sent to inspect our vineyards, and he chose this spot by advice of the French professor, after visiting all the noted vineyards of the state. It is safe to say that it is a good place to settle in. Mr. B. is certainly making it an Eden of beauty. Mrs. B. makes the home

charming to all visitors by her hospitality and gracious manners, and three bouncing boys give evidence of the healthful surroundings.

The Nevada colony, owned by Mr. Roeding, of the German Loan and Savings Society, lies to the east of Mr. Robert Barton's vineyard. It contained originally 3 sections, 1,920 acres. One section, 640 acres, has been sold in 20-acre lots and settled. The balance is being gradually sold in larger tracts and no small lots are now offered. Mr. Goodman, formerly of Virginia City, tired of serving the public in the sanctum of a daily journal, has bought a fine tract of 160 acres here, and a good portion of it is already green with vines of choice selection. Four or 5 other tracts, of 160 acres each, have been sold to gentlemen of means from San Francisco, and all this vicinity is rapidly improving; and, under the influence of money, is being transformed from ugliness to beauty. And what was only 3 or 4 years ago one broad sea of desolation as far as the eye could reach, is now fast becoming a panorama of living beauty.

The Fresno Vineyard Co. is made up of some of the leading wine manufacturers of San Francisco, with Mr. L. P. Drexler as President, and Mr. D. D. Hudson, Superintendent, who has succeeded Mr. M. Theo. Kearney. The company has 450 acres, a part of the Easterby ranch, near the Eisen vineyard. The tract is all under cultivation, and is enclosed by a fence rabbit proof. The vines are only one year old but will produce considerable fruit this year. Most of these vines are of choice wine varieties. There are nearly 10,000 fruit trees, and 60 acres of alfalfa. There is a fine two-story house for the Superintendent and offices fitted up with all conveniences—hot and cold water throughout; and a wine house is soon to be built. Its future is flattering.

The Wolter's ranch contains about 2 sections—1,288 acres—and is on the market, for sale in lots to suit.

The Olive Hill tract has 400 acres. This lies to the west of the Eisen vineyard, and corners on Mr. Barton's property. It is not yet improved. Between the Olive Hill land and the Eisen vineyard lies Mr. Malter's fine ground of 320 acres. One hundred acres have been planted in grapes of choice varieties. They are but one year old, but promise well. Mr. Malter also owns the Henrietta rancho, one mile to the south.

The Henrietta rancho contains 1,636 acres of as good land as, perhaps, can be found here. It lies next to the Fresno vineyard on the south, and is of the same general character as that of the Eisen tract, and the whole Easterby rancho. It is distinctly different from the soil of the Washington colony, having more of the red clay and less of the light ash soil. It is good wheat land, and by good cultivation, is capable of producing large crops of grapes and fruit—as the Eisen vineyard has proven, three-year-old vines yielding eight tons to the acre. Seven hundred acres of this tract is in alfalfa. As this grass can be cut 5 times in the year, and, under careful cultivation, will produce 1 ton and upwards to the acre, we can see what the product of a 700-acre field like this will be. It was sold last winter in the market for \$15 to \$20 per ton. Take it at \$8, and see the income of 1 year's growth of grass, while waiting for the vines and fruit to mature—3,500 tons, \$28,000! There are also 150 acres of the best raisin grapes set on this vineyard, and a wine cellar is soon to be built. The future of this fine property is very hopeful.

Blooded stock is to be raised on this alfalfa. A sheep owner said here, recently, that he proposes soon to put 960 acres of his sheep range into alfalfa. An acre will keep 10 sheep through the dry season, so he can thus reduce his sheep range from 13,000 acres—about its present limits—to 1,000. Great is alfalfa, under the manipulation of the genius of the river.

Mr. Butler, of San Francisco, has 255 acres adjoin-

ing the Fresno Vineyard Co. tract on the west. He began work only a year ago, but he has nearly 200 acres already set with the White Muscat raisin grape, which is probably the largest raisin vineyard in the county.

As the vines were all planted at the same time, the fruit will all ripen at the same time; and when 200 acres of fruit, 8 tons to the acre, (which I am assured on good authority is not an exaggeration) is ready for gathering, there will be a lively scene at Mr. Butler's. Raisins, to be of first quality, need careful and wise handling, and when 1,600 tons in one vineyard are to be picked, carefully selected, separated, the best from inferior, laid on trays, dried and turned, carried to the packing house, packed for sweating, taken out and re-packed in 5, 10 and 20-pound boxes, paper lined, marked and shipped, the gentle and innocent reader in San Francisco that never saw a vineyard or a raisin made in California can wake up to the fact that this is a scene of wonderful activity. When he further realizes, if he is capable of the effort, that this scene will be multiplied one hundred or one thousand-fold in the near future, he will be likely to exclaim, with eyes wide open, "Great is the magician of the rivers!"

THE EISEN VINEYARD.

The Eisen vineyard is one of the earliest in this valley. He has 640 acres. Two hundred and fifty acres are under cultivation, but did not show as careful painstaking, we thought as did Mr. Barton's. He has most of the choice wine grapes, and some of the best wine in the State is made here—such wine as cannot be made in Sonoma or Napa. We think that, for bouquet and exquisite flavor, it can be scarcely excelled anywhere. Mr. Eisen showed us some that is valued at \$6 per gallon. It is a wine not for common people—the peasantry—but only for the king and the maker, said an expert; in fact, it is a wine that, in Greece, in its glory, would have been a wine for the gods. If not ambrosia, we do not know anything of that article. He shipped last year a large quantity, and this year, he told me, probably 100,000 gallons would be made. He has, on his grounds, several acres of Egyptian corn, which yields abundantly. His three-year-old vines produced 8 tons to the acre last year. They are worth 3 cents a pound for wine, or \$60 a ton, giving the value per acre of \$480. One may easily estimate from this the value of 500 acres of vines, and compare with the wheat or any other crop. It may sound like fiction to persons not familiar with the vine, but we are assured that 250 varieties of grapes are now growing in this vineyard.

The Scandinavian Colony was organized 3 years ago. Originally, there were 320 acres; afterwards a section was added, making 960 acres. It was sold in 20-acre lots, mostly to men from Norway, Sweden and Denmark; hence its name. These men are all workers, thrifty and economical, and the colony has been a success from the first. There are over 40 families in this colony, and generally they have come to stay. This is shown by the facts that they have a school, a church organization and a regular lyceum for discussions.

The Fresno Colony is a new enterprise organized by Messrs. Thos. E. Hughes & Sons, whose energy has done much to advance the interests of Fresno and vicinity. There are 4½ sections in this colony, and it is offered in 20-acre lots. The land is well suited to the vine and orchard fruits, easily irrigated, and lies close to the town. These circumstances make it favorable for homes. Several excursions to Fresno have been organized by the Messrs. Hughes, and thus many hundreds of people have been made familiar with the vineyards and other attractions of the place. The hospitality and generosity of this firm in providing for



THE QUIET OF MIDSUMMER IN THE SIERRA.

the entertainment, comfort and pleasure of the visitors, free of expense as regards carriages and other things, is proverbial, and for which very many visitors have much reason to be grateful.

Mr. Thos. Hughes, the youngest of the firm, has a vineyard started of 480 acres. He has a fine field of grain in, 350 acres; also 15 acres of alfalfa and an orchard of choice fruits. Mr. William Hughes, of the San Francisco agency, will begin work here in the coming fall on a half section or more, and put in a vineyard and orchard. These young men have the means and the spirit to make substantial improvements on their land, and, although not obliged to labor, they have too much unexpended vitality bottled up to sit down and look on in such an ant's nest as this is.

Thomas Hughes has had much experience as a sheep herder, and his nomadic life on these plains and in these rough mountains will make a quiet home among his vines a luxury to be appreciated.

THE CENTRAL COLONY.

The Central Colony was organized in the summer of 1875, through the energy and enterprise of Bernard Marks, who had been a miner, then a public school teacher in San Francisco, then a farmer on the tule lands of the San Joaquin and flooded out, and then burned out. Nothing like that experience, however, could kill the indomitable energy of this man. It would take paralysis or a stroke of lightning to do that! He inquired into the fruit business, he studied the question; incidentally he heard a man just then who had been to Southern France and Spain lecture on raisin culture. He had struck a lead, and had sagacity enough to follow it. He pursued that man, interviewed him and drew out of him ideas, that in their development have made the Fresno colonies what they are to-day. He came to San Francisco, found the men who owned the land and the water rights, made arrangements for himself only, but soon saw he could more profitably arrange for a colony, and accordingly changed his plans, and out of them came the Central colony, the first one organized. Six sections, 3,840 acres, were laid off and divided into 192 20-acre lots, and all sold in due time to men who went at once to work on them. The history of the troubles, the trials exceeding great vexations and selfishness and greed of human nature that were developed in the growth of that first colony is yet to be written. But it is all over now; the clouds have gone; the grumbling and the mumbling have passed away; the last grip of the law has been loosened; the last disputed dollar been paid and all is serene. It is safe to say that no man with less energy, vitality of the 9 lives quality, persistent push, persuasiveness and grip than Bernard Marks has would have carried out the plans to their completion. He did it, and to-day is sitting under his own vine and fig tree in the most realistic and literal sense, with the sunshine and halo of peace around his head. A delegation of visitors from the East recently called at his place and asked to see the *father* of the colony, expecting to see a white-haired patriarch appear, and were astonished when a figure with the bloom of a boy on his cheek and the lithe spring of a leopard bounded over the corral fence and stood modestly before them. They asked him where the old gentleman was, and believed they were being "sold" when he announced himself as the chief.

Mr. Marks has 7 20-acre lots here; 40 acres are set in vines, 15 acres in bearing, with 60 acres in alfalfa, from which he cuts 4 crops a year of from 1 to 2 tons to the acre. He has utilized his hay and grass in managing a dairy, keeping 9 full-blooded Jersey cows and several half-breeds. Butter and cheese of the best

quality are made here and sell readily at first-class prices in town. But gradually all the alfalfa fields will be changed into vineyards and fruit orchards, as these pay better than dairies. Peaches, apricots, plums, pears and raisins all pay, and even apples are being raised of good quality. All these fruits will pay \$200 and upwards to the acre, while alfalfa will not. These fruits can be readily sold on the trees at a good profit, picked and packed by the parties who buy. Chinamen buy them to dry and pay cash. Eastern men from Chicago are also ready purchasers. What is true of Mr. Mark's land may be repeated of every one of the settlers in this colony, when care and labor are expended in a similar way.

Miss Austin's vineyard, in this colony, deserves especial mention, because it has been managed by herself from the first, and it has been a success, notwithstanding all the drawbacks that have annoyed and hindered the advance of the growth, want of water for the first years being the great evil. It looked at one time as if the enterprise must fail. It was hoping against hope, and nothing but an iron will determined to hold on and succeed could have conquered. Miss Austin is an educated lady who had managed other matters demanding judgment and skill before coming here, and she had weighed the matter of investment carefully; had studied the problem on all sides, so far as any light could then be had, and she came with her mind settled on staying—and she stayed, and is now reaping the reward of perseverance. She has the charge of 80 acres, for herself and 3 associates. It is nearly all in cultivation; 40 acres are in vines—one-half about—in bearing. She sent to market the last season about 800 boxes of as fine raisins as can be found made in this State, and, we think, but little inferior to the Mediterranean fruit, though she does not claim perfection, only that it is one of the possibilities of this locality and of experience. She has, besides, several hundred apricot trees, which will give a good income next season; also 10 acres of alfalfa for her stock. She has also peaches, nectarines, and plums, in considerable variety; and her future is well assured, and her partners can confidentially look forward to an early emancipation from the weariness of school-room cares and the capricious dictation of San Francisco Boards of Education. We heartily congratulate them all upon the near future of a blessed independence.

AMERICAN COLONY.

This colony lies west of the Washington colony, and has 5 sections laid off into 20-acre lots. We believe it was put upon the market at \$35 per acre, but has been recently sold and transferred to one man, who does not desire to sell in small lots, or less than 160 acres, but will sell such lots at perhaps a lower figure.

THE EGGERS' RANCH.

Mr. Eggers' tract of 7,000 acres we did not see, but we learned from one who has visited it that he has 1,500 acres in grain. His land lies to the north and east of all the land we have described, toward the San Joaquin, and is a better grain land than that farther south and west. He has a large vineyard of nearly 500 acres, and soon will have a winery and distillery running, for, as we have said before, all these lands are coming into grapes rapidly.

Mr. Helm also has a large tract of nearly or quite 16,000 acres adjoining the above. It is adapted to grain or will produce good crops, but as vines pay better, it will eventually go into vineyards. He has a large acreage in alfalfa now, and a large flock of sheep.

THE KIRBY VINEYARD.

Mr. Kirby and Pearson, from the East, last winter made a purchase of 5 sections, 3,200 acres, lying east of the Washington colony. Mr. Pearson has since retired from it, and Mr. Kirby, a young and energetic specimen of Chicago development, is carrying it on alone. He promises to make the model vineyard in this locality, and if energy and money can do it he will fulfill his promise, for he has both. He has had 50 men or more at work and 100 horses, and they made things lively there, and have stirred up the sand by the square mile in a way that would astonish a Mexican hacienda. Mr. Pearson will return to Fresno, it is said, and invest \$150,000 before long. Who will not say that Fresno has a future?

It will be seen that the controlling interest in the vicinity of Fresno is the wine product. The bulk of the capital being invested there so largely at this time is being devoted to this interest. All the large vineyards will have a wine cellar upon them, and the quantity of wine, in 2 or 3 years, produced here will be enormous. There are probably 30,000 acres already in the vicinity of Fresno alone that will soon be in vines and producing from 5 to 8 tons to the acre; so that in the near future there will be grown 200,000 tons of good wine grapes annually in this one section. This amount of acreage, and the product of the vines, is constantly increasing, and the value of this industry in California in the future is beyond estimate. Two and a quarter million gallons of wine were shipped from this state 2 years ago, and nearly all of that was outside of Fresno county. Mr. Eisen's wine is the oldest here, and but little, comparatively, was ready for the market at that time. Many hundreds of acres are also being planted with apricots, a fruit that is to be one of the great products of this section soon. Raisins also are coming to be another of the large interests here, and one of the most profitable. Vines 3 years old will average 20 pounds to the vine. Four-year-old vines in the Central colony gave, in some instances, an average of 50 pounds last year. But \$100 to \$200 per acre, net profit, in raisin culture, is a safe estimate beyond any doubt. Many vineyards will go much higher if proper attention and the requisite intelligent care are exercised. The small farmer, then, who owns but 20 acres and does his own work, if he has but 10 acres in raisin grapes, is quite certain to secure a comfortable income.

OUTSIDE OF FRESNO CITY.

We have said nothing of the special localities about Fresno, Centerville, Selma, Wildflower, Kingsburg and other small towns. All have their peculiar attractions, in the way of vineyards, orchards or stock, but these are on a smaller scale than at Fresno. At Centerville, however, considerable interest is awakened and many are being attracted to that vicinity. It is near foothills and is the gateway into the great mountain region, where are the lumber and sawmills. Its climate and soil are peculiarly attractive, and nothing but money and the energy of Fresno are needed to make great developments here. Dr. Cogswell has invested largely here and organized a colony, and settlers are beginning to locate here on 20-acre lots. Our journalistic brother of the *Post*, Nat Caulsen, is interested in this colony, and will be the manager as soon as he can break away from his duties here and wean his soul from the fascination of gathering news for a daily paper. It will be like your humble servant's trial of tearing himself from the joys of the school-room and the Eden atmosphere that bathes it. This locality is said to be favorable to the orange and fig, there being little or no frost here, from which these fruits have suffered in Fresno. The party that went there on the recent excursion were much pleased with the place.

THE SILK INTEREST.

Mrs. Stow, of the Social Science Sisterhood, went up with the excursionists, for the purpose of selecting a 10-acre lot, by gift, if possible, from some philanthropic, large-souled land owner who has the best future interest of California at heart, for the purpose of developing silk culture in the State. She will have the 10 acres planted with mulberry trees, establish a cocoonery, and find a market for the eggs and cocoons, if she can get the land free. We think this interest is bound to be a success in time in this State. The California Silk Culture Association is taking the lead, and is doing good work in getting this interest established, and the "Manual" on the subject, by Mr. W. B. Ewer, A. M., if well circulated, will give information that will stimulate many to engage in this pleasant and profitable employment.

MISCELLANEOUS PRODUCTS.

Other valuable crops besides raisins and wine can be raised in Fresno. Egyptian corn is a valuable crop and one of the most prolific of all. Common Indian corn, or maize, is also grown well, and the corn of the Cuzco variety, perhaps the corn that Pizzaro saw growing on the tablelands of the Incas, is now grown here. Sorghum can be made profitable—for stock at least, if not for sugar. Cotton has produced good results, but needs experience and care not now given to it. The expense of gathering and ginning has been too great. Oranges lemons, bananas and olives will also grow well if properly protected. Sweet potatoes, as well as the common variety, are a sure crop. Peanuts are at home in this soil. Every kind of vegetables grows here in luxuriance, as well as every species of berry, there has not been, as yet, enough of strawberries, blackberries, raspberries, currants, etc., to supply the market even at Fresno. Blackberries grow to mammoth size, comparatively, and often bear the first year, from rooted vines. Nineteen selected berries have been known to weigh a full avoirdupois pound. The mulberry tree grows here to perfection, and the silk interest can be extended indefinitely as soon as any market for eggs or cocoons can be certain and people can be induced to enter upon the work. Honey can be produced in unlimited quantities; thousands of acres of wild flowers are at the service of as many bees as can be placed here. They have a charter right, unassessable, to these acres and only need encouragement. There may be many sections of our State that promise as well as this; we cannot say, positively, but we have faith in Fresno county and in her great future.

FRESNO COUNTY.

[From the *Daily Evening Post*, San Francisco, April 29, 1882.]

ITS PAST, PRESENT AND PROBABLE FUTURE—WHAT IRRIGATION HAS DONE IN A DESERT REGION—THE VARIOUS COLONIES ALREADY ESTABLISHED AND PROJECTED—VALUABLE INFORMATION FOR INTENDING SETTLERS—THE CLIMATE, SOIL, ETC.—COST OF LAND AND IMPROVEMENTS—RATES OF WAGES PAID FOR LABOR—THE KIND OF PEOPLE, WHO ARE AND WHO ARE NOT WANTED.

The residents on the Pacific coast and elsewhere, frequently hearing of the wonderful advancement of Fresno county since the waters of the Kings and Fresno rivers have been utilized in irrigating the hitherto barren and unproductive desert, naturally desire to have these various reports confirmed. The *Post* has endeavored to present as near as possible the

actual facts concerning the territory to its numerous patrons, and to convey to the general public a comprehensive idea of its extensive mineral, fruit, silk, pastoral and agricultural resources. The general information we now publish has been obtained by the personal observation of a reliable correspondent, a report which we candidly believe will present a full and impartial account of the surroundings and general facilities of Fresno county. Our correspondent disclaims all literary merit, and presents no original ideas, but simply gives a pure, unvarnished description of Fresno county and its prominent characteristics. Our readers are cordially invited to carefully investigate the description of the county itself, by comparing it with the map published in connection with this report.

Fresno is the third county in area in California, containing 8,750 square miles of territory, or 5,600,000 acres, of which 1,200,000 acres may be classed as agricultural, and 4,400,000 as mountainous and grazing lands.

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THE HUGHES FRESNO EXPEDITION.

Probably one of the most brilliant and enthusiastic receptions tendered to strangers was that which was extended to the excursionists who arrived in Fresno city on the evening of the 20th inst.—the excursionists embracing visitors from San Francisco, Alameda, Oakland, Napa, San Jose, Stockton, Sacramento and Lathrop. To those who had not traveled over the Southern Pacific Railroad before the trip proved one of health, pleasure and instruction, affording them a perfect opportunity to observe the vast variety of natural and acquired attractions, especially the vast fields of grain which will eventually be garnered next harvest. On the train arriving at the Fresno depot, they were greeted by an exceedingly large concourse of people, a torchlight procession and an efficient band of music. The credit of this excursion was due to the liberality of Thomas E. Hughes & Sons, real estate agents and proprietors in Fresno county, who got up the expedition at their own expense, and left nothing undone in order to insure the pleasure and comfort of those who might participate.

FRESNO CITY.

At the commencement of the last decade, and for many months thereafter, the present site of the flourishing town of Fresno was in the heart of the then desert of the San Joaquin valley. There was no railroad, town, water or settlement, and no earthly prospect of any. There was no water nearer than the San Joaquin river. On the first of May, 1872, the railroad company formally located the town, and drove their stakes for the present depot building. It had been the custom of the railroad company, at the new towns along the line of the road, to sell off a number of first choice lots at public auction, but there seemed to be no bidders at this desolate and forlorn looking station, and the company permitted the new comers to settle on the lots, with the understanding that they should pay for them if they concluded to remain. Contrary to general expectation, real estate in the vicinity of the town soon began to appreciate in value, and with every prospect of continuing to do so. Fresno city to-day is the county seat of Fresno county. A stately structure—costing \$56,000—for a Courthouse was erected, water was brought down, and the colony system began to demonstrate its own permanency. We find the town to-day with a population of 2,800 souls, with a majestic Courthouse, a public school building, capable of accomodating 400 or 500 pupils, 3 large and artistic church edifices, water works ample to supply

water to a population of 5,000, large flour mills, 2 large public halls, 4 good hotels, especially the Ogle House, which is under the direction of J. M. Harter, proprietor. All kinds of merchandise are for sale in the city. Masonic, Odd Fellows, A. O. U. W. and I. O. G. T. societies are also organized. There are 2 newspapers and 2 printing offices, 3 dentists, 2 wholesale liquor houses, 10 saloons, 3 ministers, 6 physicians, 25 lawyers, 3 general insurance and 3 real estate agents and 2 banks.

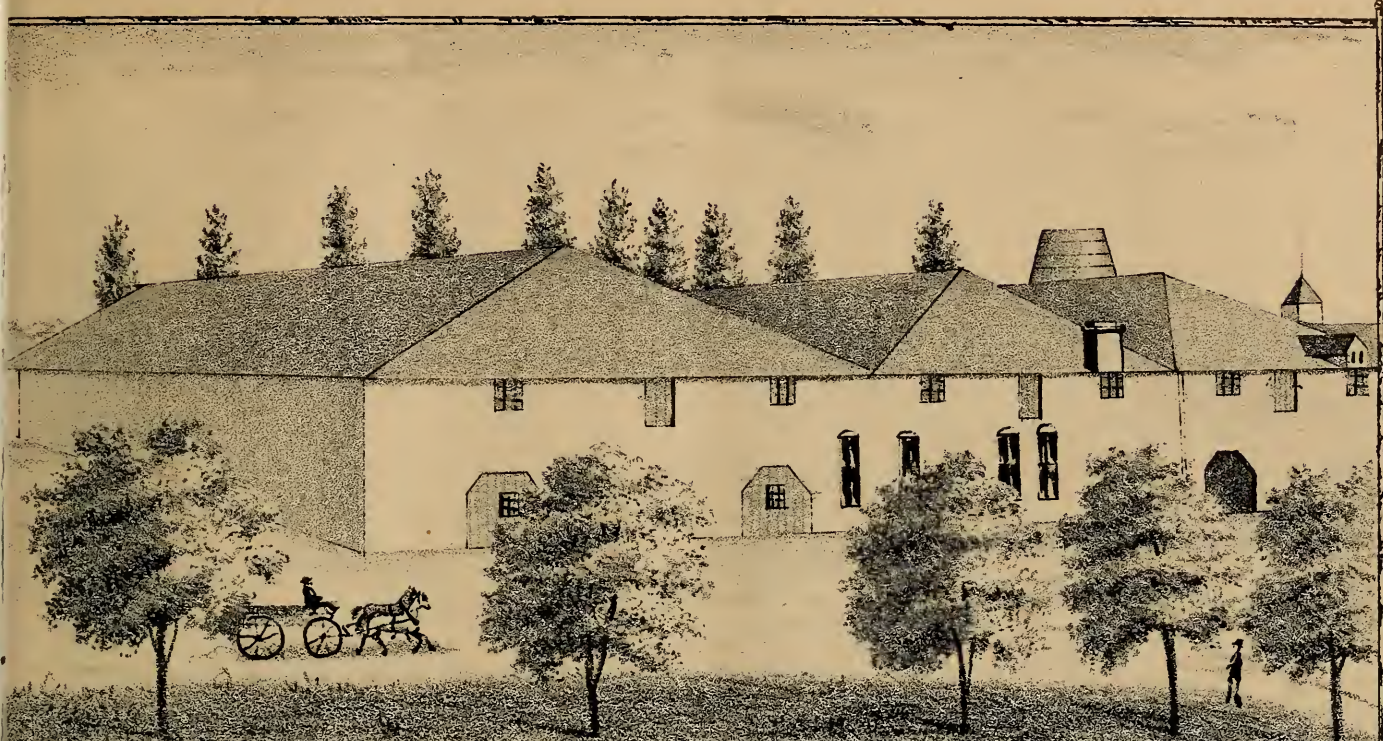
COLONIES.

Your correspondent is indebted to Messrs. Ferguson and Miller, editors and proprietors of the daily and weekly *Expositor*, and the *Weekly Republican*, for the general information herewith published in reference to the almost incredible present and future resources of the county—originally a barren and desolate region. Mr. Miller, proprietor of the *Republican* engaged a team, and personally introduced your correspondent to the colonists within a radius of several miles. We give a brief sketch of some of the most prominent vineyards and colonies.

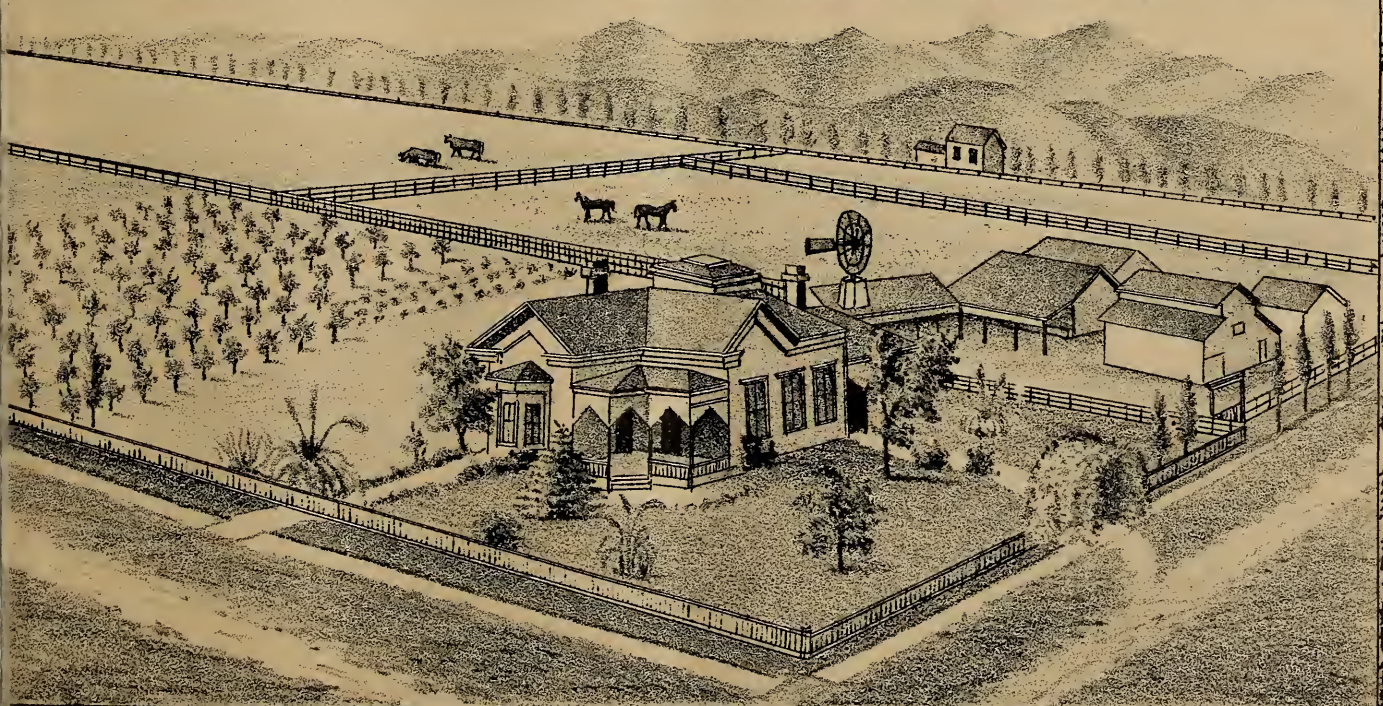
FRESNO COLONY.

The purchase of the lands of Fresno colony was made by the firm of Thos. E. Hughes & Sons, in June, 1880, from the estate of E. Janssen, and when upon the market but 3 months nearly one-half of the original tract of 2,880 acres was sold to colonists. The rapid sale of these lands is the result of the indefatigable labors of Hughes & Sons, coupled with the circumstances of favorable location and excellence of soil. This colony immediately adjoins the town of Fresno on the south, and stretches away south as far as the northern boundary of its older neighbor, the Central California colony. It is, in truth, a part of the prosperous town, being wholly within the same school district, and deriving from this circumstance all the school advantages that belong to the residents of the town proper. The Fresno colony, like its predecessors, has been subdivided into 20 acre tracts, that having been demonstrated to be the size of lots most popular among those seeking homes and a competence for themselves and families. Each lot is sold at the rate of \$50 per acre, \$300 being paid in cash at the time of purchase, and the balance bearing interest at the rate of ten per cent. per annum until paid. With each lot is sold a perpetual water right for purposes of irrigation, the almost magic influence of which upon Fresno soil is the wonder of all who have taken the time to look through the sturdy orchards and richly laden vineyards in this immediate vicinity. This water right is no vague uncertainty, but consists of the right of one-eighth of a cubic foot of water per second from the Fresno canal and Irrigation Company, whose canal are already flowing on the land. The only expense accruing from using the water will be an annual payment of \$12 per lot to the Canal Company for maintaining the chief canals in repair. So rapid has been the sale of the lands of the Fresno colony that Messrs. Hughes & Sons have been obliged to make an addition of 960 acres to the original tract, making the present area of the colony 3,840 acres, or 6 miles.

Mr. G. G. Briggs, of Yolo, one of the most experienced viticulturists in the State, has purchased one square mile of the original tract, and thus expresses his confidence in the demonstrated capabilities of the soil for vine growing. It is his intention to early improve his splendid section in the Fresno colony, and thus add materially to his own extensive enterprises, as well as to the adornment and enrichment of Fresno county.



EISEN WINE CELLARS.. EISEN VINEYARD, FRESNO CO. CAL.



FORTY ACRE FARM OF M.J. DONAHOO. NEVADA COLONY, FRESNO CO. CAL.

Professor J. H. Braley, of the State Normal School, at San Jose, has recently become the purchaser of 160 acres, or 8 lots, in the tract known as the addition of the Fresno colony. The investment in these lands by such men as Mr. Briggs and Professor Braley is certainly complimentary to the colony enterprises in general, and particularly is it commendatory of the colony treated in this pen sketch.

The soil of the Fresno colony is a rich, sandy loam, the surface requiring little or no leveling for purposes of irrigation. Judging from what we have seen accomplished in the older colonies of this county, we cannot but believe that in a few years the Fresno colony will be one of the most beautiful as well as profitable locations in all the State of California.

WHITE'S TWENTY-ACRE FARM.

We will call small capitalists' attention to the amount of land necessary for the support of a family. It principally depends upon the soil, climate, market facilities and the brain and muscle that cultivate it. In this vicinity 20 acres of irrigated land is as much as one man can work to advantage, and the man who cultivates that amount well will have no leisure time on his hands. Our long summer, producing 2 crops of grain and from 3 to 6 crops of vegetables, leaves no interval of rest between. Experience in farming or fruit growing is not absolutely necessary to ensure success, but energy and perseverance are, and without these no man can succeed. Small, well cultivated farms always bring the best results, and one of the greatest necessities of the day is the subdivision of large California ranches, to enable men of limited means to secure homes. As proof of what may be done on a 20-acre farm of irrigated land in Fresno county, we refer to what has been accomplished by R. White, of the Central colony, immediately adjoining the Fresno colony. Five years ago he moved to the colony. The building of his house taking the last dollar he possessed, he looked up a job and went to work with a will. When not at work for others he employed his time in improving his own place. A small patch of alfalfa and grain was planted, fruit trees, vines and shade trees around the house were set out as fast as the means at his command would permit. But a small part of his 20 acres is yet set out to fruits, his income being derived from the sale of grain, alfalfa, etc. He is not able to do all of his work, and hires a man a month or two every year. Last year, among his productions were 1,500 pounds of raisins and 60 gallons of excellent wine. He is out of debt, has three good horses, three cows, poultry, two good wagons, plows, scrapers, mowing machines and all implements necessary on a farm. He considers that he has made \$1,000 for the first four years' work. Any one doubting these figures can have them verified by calling on Mr. White, or addressing a note at his residence, East avenue, Central colony, Fresno.

MISS AUSTIN'S RAISINS.

Miss M. F. Austin, of the Central colony, has 80 acres, the whole of which is under cultivation, 45 acres being devoted to vineyard, of which one-third is bearing. Two hundred apricot trees on the place vary from 3 to 5 years old. Prunes, peaches and nectarines are promising a good yield. Three hundred peach and 100 nectarine and pear trees have been set out this season. Ten acres are in alfalfa. Miss Austin's especial pride is in her raisins. In 1880, her farm produced 20,000 pounds of raisins, the return from which was a good revenue to the fair proprietress of this romantic retreat. A commodious packing house was built last summer, which adds to the convenience of the place. It is unnecessary to inform

our readers that she has paid for her farm and has a round sum in the bank. This industrious, intellectual and enterprising young lady is in the neighborhood of thirty years of age, is tall, slightly built and light complexioned. She presents a dignified demeanor, and a casual observer will immediately discern that she reigns supreme over her surroundings. Miss Austin, the resident manager, was formerly a principal in one of San Francisco's leading schools, and about 5 years ago, in co-partnership with 2 or 3 other maidens—fellow-teachers—purchased a piece of land devoid of trees or vegetation. For 3 years they were without irrigation, but trusted to the Divine Creator, to whom they now return grateful thanks for their overwhelming prosperity. It is estimated that in 5 years hence Miss Austin's vineyard will be worth about \$30,000. Your correspondent incidentally remarked that it must be very lonely living in the midst of this beautiful paradise, to which Miss Austin replied: "Oh, no! I am not alone. A sister keeps me company." And on being informed that he meant a masculine support, she laughed and cheerfully replied that it did not annoy her in the least. The representatives of the press reluctantly bid her adieu, hoping that ere long this lady will set an example by forming a co-partnership with some lone bachelor.

WASHINGTON COLONY.

There are 229 residents on this colony. During the present season 640 acres have been planted to vines and trees. For the year ending April 19th, the sales have amounted to 760 acres, while the aggregate sales from July 24, 1880 to April 19th are 1,080 acres. Upwards of 1,000 acres of land in this prosperous community are in grape vines. Dr. Jarvis, the largest fruitgrower of Riverside, has negotiated a large purchase on this colony. Dr. Nichols, a capitalist of Salem, Oregon, has purchased a tract, and will erect his permanent residence immediately, bringing with him a large number of families. Captain McLaughlin, who has planted 50 acres to vineyard the present season, writes for more land, and will build a fine residence this summer. Dr. Jarvis, of Riverside, considers the soil of this land superior in quality to any of the Riverside district, some of which is valued from \$150 to \$200 per acre. Judge J. W. North is the active agent of this colony, and from the taste displayed by the planting of beautiful avenues of trees, this colony promises to equal any of its immediate neighbors for picturesque beauty. The judge is proud of the rustic observatory which he has erected on the premises. On ascending it a spectator cannot but be surprised at the amount of money that is being expended in planting and cultivation this season. The observatory, which is about nine miles from Fresno, gives the observer a view beyond Fresno city.

THE AMERICAN COLONY

This is the latest of the colonies here, and comprises a tract of 3,200 acres. The land is a beautiful level tract, and is altogether as fine a piece of land as is found in the county. It has recently been surveyed and laid out with avenues 60 feet wide, and divided into lots of 20 acres each. It adjoins the celebrated Washington colony on the west, and Central colony on the south.

BARTON VINEYARD.

On approaching this magnificent domain, a stranger cannot help admiring the taste in the general exterior of the premises, and which amply testifies to the artistic skill of its owner, Mr. Robert Barton, late operator in the leading stocks of the San Francisco Stock and Exchange Board. Space will not permit describing in

detail the extensive amount of improvement done in the transformation of this exquisite vineyard from the sandhill as it originally was, without a solitary blade

lined on either side with a row of Lombardy poplar and Italian cypress trees set alternately, towards his palatial residence. The architecture of the exterior

forms a beautiful contrast with the elegantly furnished interior. It is acknowledged to be second to none within the district. Mr. Barton manufactures his own gas on the premises sufficient for the illumination of his residence, at a cost of less than \$3 per month. A tank has been erected some rods from the house, with a capacity of 20,000 gallons. This tank is supplied from a well 270 feet deep, the water, which rises to within 20 feet of the surface, being carried to the tank by means of a small steam engine, which has a pumping capacity of 2,500 gallons per hour, and when not in use in pumping water to the tank, is utilized in sawing wood or elevating water by means of a Chinese pump into a hose that conveys water to any part of the ground, a distance of 350 feet. A beautiful croquet and archery ground is systematically laid out in close proximity to a delightful greenhouse, containing every imaginable variety of rare flowers and tropical plants, which Mr. Barton immediately intends to transfer into the semi-tropical atmosphere for the adornment of the gardens for the summer. Barns, stables, carriage houses, farming machinery, sheds and outhouses are built regardless of expense. Mr. Barton has already expended \$120,000 on his vineyard. Arrangements have been made for building a winery and distillery, 150x100 feet, the erection of which will commence immediately. When completed, the proprietor estimates that the property will have cost him about \$200,000. The avenues of this garden of the desert are six miles in length and four miles in circumference. On each side are rows of Lombardy poplar trees, two years old, and about $7\frac{1}{2}$ to 9 feet in height. Five years hence they will majestically meet at a height of 70 or 80 feet, forming one continual romantic arch. Water is conveyed all over the vineyard by means of elevated canals and flumes. Mr. Barton has a peculiarity of his own for irrigation, which will, no doubt, be copied by future husbandmen. Instead of bringing the land at a water level, like other irrigators in Fresno county, he simply runs a furrow along each row of vines with a plow, turns on the water at the most elevated end, and as the the water forms a level with the vines, his men dam it about 20, 30 or 40 feet apart with their hoes, the water gradually and equally seeps into all parts, after which a cultivator is hauled through the rows across the plowed furrows. After the second year it will only require irrigation once a year. Mr. Barton, when irrigating, waters 40 acres a day. Every acre of the 640



FRESNO—MARIPOSA BIG TREE GROVE—Riding through a Big Tree on road to Yosemite Valley.

of grass. A few years since Mr. Barton purchased 640 acres, and fenced the whole of it with a rabbit proof fence. You drive up through the beautiful avenue,

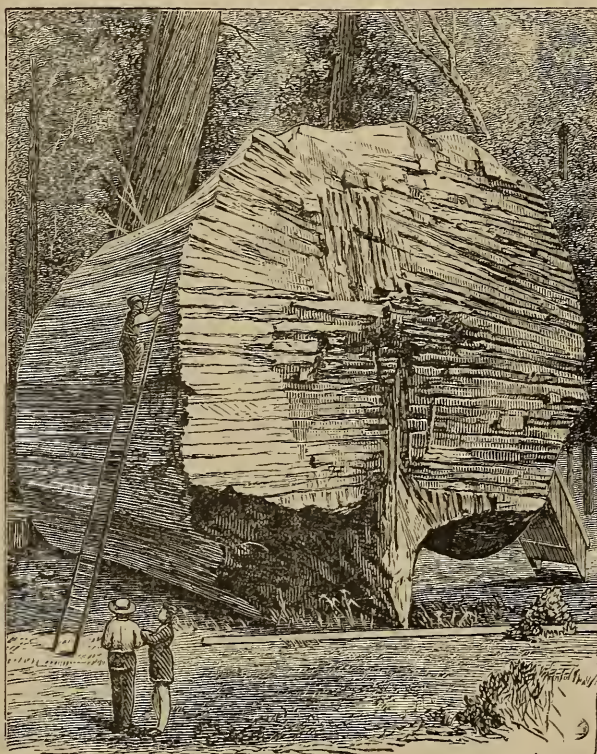
is under the highest state of cultivation; the long rows of vines planted 8 feet each way are loaded with young fruit, and the verdant alfalfa presents a

picturesque display, the beauty of which can only be appreciated by being seen. The soil of this vineyard was selected with great care. There are 3 varieties—the sandy loam, adobe and red clay. Professor Armury de Lacratel, when here investigating for the French government, pronounced the sandy loam as being especially adapted for the delicate flavored French wine. The various classes of vines are planted in soil for which they are particularly adapted. In 1883 it is expected this vineyard will yield 1,500 tons of grapes. In 1884 every vine will be bearing. Grapes are worth about \$25 or \$30 a ton to wineries. Mr. Barton will make his own wine, besides buying grapes from his neighbors. Five hundred acres of the best varieties of grapes are set, comprising Blau Elbas, Charbonaux, Berger, Zinfandel, Malvosia, Fahir, Zagosa, Reisling and Sultans. Thirty acres of Royal and Moorpark apricot trees are overlaid with fruit, and Mr. Barton speaks of destroying a portion of the apricots in order that the trees may not be crippled. The probabilities are that \$12,000 worth of apricots will be ripened. A field of wheat about 80 acres is knee high, and presents a fine, healthy appearance. Peach, pear and many varieties of plums promise an abundance of excellent fruit. Mr. Barton assumes the exclusive control and management of the gigantic enterprise, and in a few years the Barton vineyard depots will be established throughout the Union. About 20 to 30 men are constantly employed. It costs about, on an average, \$1,500 per month to run his vineyard the year round. Mrs. Barton, who is described by Mr. Miller, editor of the *Fresno Republican*, as Mr. Barton's most excellent lady, is the only sister of Mr. Robert N. Graves, President of the Bodie Railroad Company. She declares that she and the children are perfectly delighted with the country and climate, and happy and contented in their beautiful rural home. A number of parties almost daily view this Aladdin's palace of the plains. Mr. Stanford, of the Central Pacific and Southern Pacific Railroad Companies has informed the proprietor that he will visit the vineyard next month.

FRESNO CANAL AND IRRIGATION CO.

Of the many enterprises that have contributed to the material wealth and development of the rich agricultural lands lying between the San Joaquin and Kings rivers, the Fresno Canal and Irrigation Company deservedly stands at the head. Prior to the inauguration of this enterprise, this immense body of land was a vast, treeless plain, valueless, except as a grazing pasture for large herds of horses, cattle and sheep. The introduction of irrigation by this company has wrought an almost miraculous change in the whole face of the country. Thousands of acres of land that were then considered of no marketable value, and were believed to be of no utility—save for grazing purposes during a limited portion of the year—are, today, the most delightful horticultural farms in the world. Previous to 1868, no water had ever been appropriated for irrigation purposes, or diverted from the channel of Kings river, with the exception of a small ditch taken out by a Centerville company for purely local purposes. In the fall of 1868, M. J. Church came to the county, and, fully impressed with the belief that all the lands wanted, to make them productive and capable of sustaining a dense population of energetic and prosperous farmers and fruitgrowers was water, he proceeded with a quiet but unflinching determination to take from the large volume of water, that was then running to waste in Kings river, enough to irrigate this magnificent body of land. The Centerville Water Company was bought out, and Mr. Church went to work to take out other ditches, sufficient in capacity to carry 3,000 cubic feet of water

per second. The stockmen, feeling that irrigation would conflict with their interests, opposed the scheme with might and main. Others joined in the clamor against the project, and Mr. Church and his water scheme were common subjects of ridicule. He, however, pushed his work energetically forward, until the people saw that he meant business, that he was likely to succeed, that it was likely to be a source of great revenue, and other parties began to cast about them to devise means to forestall him in the appropriation of the water. Being apprised of their intentions, Mr. Church, in 1872, published his notice of intention to appropriate 3,000 cubic feet of water for irrigating purposes, filed articles of incorporation under the name and title of the Fresno Canal and Irrigation Company, and proceeded with the work in hand. Out of this irrigation scheme the celebrated "No Fence Law" naturally grew as a necessary consequence. The passage of this law was earnestly advocated by Mr. Church, and ably assisted by Hon. Tipton Lindsay, of Visalia, and others. The law found its place on the statute books. This measure was also obnoxious to the stockmen, and



SECTION OF BIG TREES—CALAVERAS GROVE.

the opposition became so violent that Mr. Church's life was at times seriously menaced. Still he never flinched. Having put his hand to the plow, he could neither be persuaded or frightened into looking back. The work progressed slowly, but surely; the enterprise began to assume the gigantic proportions to which it afterwards attained, and Mr. Church was persuaded to divide his interest into four equal parts, which were accordingly sold—one-fourth each to F. Roeding, A. Y. Easterby and W. S. Chapman. A contest arose, especially between Messrs. Chapman and Church, in regard to the conduct and management of the enterprise. Mr. Church finally disposed of his remaining one-fourth interest to Chapman, which latter finally got control of the entire interest, and the whole thing was hypothecated and sold, Mr. Church purchasing the entire interest, since which time he has been the sole owner. The town of Fresno and the vicinity for many miles owes its location and much of its wealth, vigor and prosperity to the Fresno Canal and Irrigation Company. It has always been the confident prediction

of Mr. Stanford that Fresno would make the best town on the road between Stockton and Los Angeles. The company's franchise calls for 3,000 cubic feet of water. One-eighth of a cubic foot is amply sufficient to irrigate a 20-acre tract of land. At that rate the water appropriated will irrigate 480,000 acres of land. The more the land is irrigated, the less water is required. Where a few short years ago the rattlesnake, rabbit, squirrel and the owl made their home, where the toad and lizard gamboled in the broiling sun, to-day we see the fat, sleek, milch cows, millions of sheep, untold numbers of grapevines and fruit trees, and rosy-cheeked children.

CENTERVILLE.

This quiet rural town was once the headquarters, or chief stopping place, for the stage, which, prior to the advent of the locomotive, ran from Stockton to Visalia. Since the abandonment of the stage route this place has been almost buried in oblivion, and the land, which would bring \$300 an acre as close to Los Angeles as this is to the town of Centerville, only brings \$27.50 per acre. Good news is in store for Centerville! The rich capitalists of Fresno are in favor of almost immediately running a narrow gauge railroad from Fresno to Centerville, which is the gate of the mountain passes and foothill ranges, from whence the wood, logs for lumber, grain and country produce are conveyed by teams. Although numerous teams are engaged in this business, they are insufficient to meet the increasing demand. Centerville has a population of about 800 souls, 300 being Indians. There are stores, saloons, a school and a picturesque church. In the early days, women being scarce, a number of white men selected Indian squaws for their wives, and to-day they reside in the foothills and mountains, contented with their squaws and children.

EISEN'S VINEYARD

Is the pioneer vineyard of Fresno county, midway between Fresno city and Centerville. The vineyard has proved to be a greater financial success than was at first anticipated. When Mr. Eisen came to Fresno county 8 years ago, the present site of his now famous ranch was one bleak region of sand fields; now there are beautiful avenues, skirted on either side by oleander and poplar trees, 80 feet high. The entire ranch has a vineyard containing 250 acres upon it, where there are growing more than 250 varieties of grapes. Last year he built a wine cellar, 150x130 feet, at a cost of \$10,000. Here grapes are made into wines which have been pronounced by the best judges to be of excellent quality. The port, sherry and the different brandies have no superior. Twenty carloads of wines and brandies were shipped from the vineyard last year, and it is estimated that during the present season there will be upon the market not less than 80,000 gallons. Vines 2 years old yield 6½ tons per acre, while three-year-old vines yield 8 tons per acre. The present superintendent, E. J. Barber, reports everything in fine condition, and says he has in his employ 15 white men and about 20 Chinamen. The former superintendent has gone to Guatemala, where he expects to gather material for an elaborate report upon the grape growing facilities of that country.

CHURCH COLONY,

Or the Temperance colony, where no wine tasters or drinkers visit, or wine grape vines are raised, is a prosperous community. Your correspondent, being the only abstainer in the entire party that visited the neighborhood, could not very well visit the Temperance community without he got off and walked, and then ran back to overtake his companions, after re-

freshing themselves at the Eisen wine cellar, about one and one-half miles distant. So he thought the wisest course to pursue was to remain with the party, and grin and bear it; hence our small account of the I. O. G. T. colony.

NEVADA COLONY.

Mr. F. Roeding, Vice President of the German Savings and Loan Society, the owner, determined some time since not to sell in smaller tracts than 160 acres. Since January 1, 1882, four tracts of 160 acres each have been sold to Colonel Forsyth, J. R. Hamilton, Fred D. Woodworth and J. W. Pew, mining secretary, 310 Pine street. Colonel Forsyth already has 80 acres planted to vines. Mr. Pew's tract is nearly all in grain, which promises to bring a bountiful harvest. Mr. Hamilton's land is being surveyed, preparatory to leveling this summer and fall. Surveyors are locating ditches for Mr. Woodworth. He will erect buildings immediately. J. T. Goodman has a fine farm under cultivation, 100 acres being planted to raisin grapes of the best varieties. J. W. Reese, Mrs. Stutzman and others are making extensive improvements in the Nevada colony,

THE FRESNO VINEYARD COMPANY

Was incorporated in 1880 by some of the leading wine manufacturers of San Francisco. Mr. L. P. Drexler, a well-known San Francisco capitalist and mining stock speculator, was elected President, and M. Theo. Kearney, Business Manager and Superintendent. Under the direction of these gentlemen there is every reason to believe that this vineyard will not be the least prosperous of the many promising properties in its proximity. Private business having compelled Mr. Kearney to resign his position as superintendent, Mr. D. D. Hudson, former foreman, has been appointed to the vacancy.

BUTLER FARM.

In the summer of 1881, Mr. A. B. Butler, of the livery stable on Bush, near Kearny, began the improvement of his farm. The tract comprises 250 acres of choice land. One hundred and ninety acres have been planted to vines, all of the white muscat variety, thus making the largest raisin vineyard in the county. Mr. Butler's elegant dwelling is little less than a mansion. A large windmill pumps well water into a spacious tank, having a capacity of 4,500 gallons.

McNEIL RANCH.

James McNeil, former owner of the McNeil ranch, has recently disposed of his interest to his brother, G. L. McNeil. The ranch contains 600 acres, all under fence. On it there is an orchard of 200 acres, a vineyard of 8 acres, 100 acres of alfalfa, and the balance in grain. Last year, by way of experiment, James McNeil shipped 9 carloads of pears to Chicago, realizing from the venture a handsome profit. One thousand tons of alfalfa hay was sold from the place at an average of \$15 per ton. Mr. McNeil has every opportunity to make a fortune.

SCANDINAVIAN COLONY.

The growth of the Scandinavian, or Home colony, has been very rapid since its inception, 3 years ago. In every respect it has shown itself to be in perfect keeping with the wonderfully progressive strides made by the county at large. Three years ago H. Voorman, of San Francisco, purchased 320 acres of land, situated 3 miles northeast of Fresno city. This tract was divided into 20-acre lots, and constituted the original colony. Later in the year, C. A.

Henry, corner Sacramento and Montgomery streets, was appointed general manager of the colony, but at present each party owns and manages his own lot. With the exception of three, every lot in Scandinavian colony has been sold. Most of the lots have been placed in a fine state of cultivation. There are now in the colony 40 well-to-do families—2 of which are American, 4 English, 3 Scotch, and the balance Scandinavian.

THE SILK INDUSTRY.

Of all fibers handled by the weaver, that produced by the selfish but industrious silkworm is the most valuable. Sister Harriet Stowe, champion of women's rights, and the able editor of one of the best journals in behalf of woman suffrage on the Pacific coast, attended the excursion as a representative of the press, and to make investigation into the growing of mulberry trees, and the general facilities of female employment. The streets in Fresno city are lined with mulberry trees, heavily laden with fruit. Vineyards are attracting the general attention of the colonists, but Mrs. Stowe intends to agitate the silk industry until she has gained her point. Mrs. Stowe is, according to her statement, the recipient of letters daily from ladies all over the States inquiring in regard to labor and self-culture. The most prominent questions are the silk industry on the Pacific coast, and last, but not least, they desire to know what prospects there are for young ladies to secure nice husbands. Mrs. Stowe agrees to do her utmost in the former, but for the delicate task of securing husbands for the unfortunates unmarried, she admits it beyond her power to act. Mr. Ferguson, editor of the daily and weekly *Expositor*, in Fresno city, has made a liberal offer to the ladies. He agrees to give them all the land they desire, with a free water right, providing they will locate and plant vineyards or mulberry trees immediately; but for every 2 acres planted 1 is to go to the donor when the vines are 3 years old.

THE EGGERS RANCH

Contains 11 sections, 640 acres to the section, and in many instances it is systematically and artistically arranged. A beautiful avenue leads from the highway to the house and from the back part of the ranch. There has been sown on the ranch this year 1,300 acres of wheat and 200 acres of barley. There is a large orchard containing a variety of fruit trees and 450 acres of vines. Two hundred and fifty acres of vines have been added to the vineyard this year: 200 acres bore grapes last year, and 200 acres more will bear the coming season. Next month a large winery, costing \$30,000, will be commenced. Mr. Eggers informed our correspondent that the distillery will be so constructed that an unlimited quantity of grapes can be utilized. Thirty men are constantly busy on the ranch permanently. Five thousand sacks of barley were taken from the ranch last year, and a much larger yield is expected from the present crop. Mr. Eggers may well feel proud of his possessions in Fresno county. Eggers' ranch bears the same good name as the Barton vineyard for the genuine hospitality with which a stranger is received, even when Mr. Eggers is absent and residing in this city. His superintendent, Mr. G. W. Taft, has instructions from the generous-hearted and open-handed proprietor to withdraw the cork of the very best for the thirsty travelers, as though he were present. We are informed there is one vineyard where the thirsty visitor is not only charged for what he drinks, but pays more for it than he would have to in the city of San Francisco, a distance of over 200 miles.

With the Eggers and Barton vineyards, and the proposed gigantic fruit cannery added to Fresno in 1882,

we cannot but look for an ample reward for the persevering energy of these enterprising gentlemen.

MAUD VINEYARD COMPANY.

A syndicate of our leading San Francisco citizens incorporated this company with five stockholders. The vineyard has 160 acres, or shares, and was incorporated under the name of the Maud Vineyard Company, and they are now preparing the whole vineyard for planting next winter, and now propose to organize another company to purchase 320 acres near Fowler's, Fresno county, with water for irrigating purposes, and prepare it for planting next winter. A number of parties have already signified their desire to take an interest in the enterprise. The company will incorporate under the laws of the State and elect a Board of Trustees, who shall have the management of the business of the company. The company proposes to issue 320 shares of capital stock. Then each share will represent one acre of land, and the investment will have to be made on each share about as follows: For purchasing the land with water for irrigating, \$30 per share, cash at date of organizing; for leveling, grading and checking, \$20 per acre, in about 6 months; for vines and planting, \$10 per share, in about 9 months and then \$10 per share per annum for 3½ years. After that the land will pay its own way and pay handsome dividends yearly. With the land all planted to grapes 3½ years of age, it would be worth not less than \$250 per acre in the market, and would really be worth much more to holders, as after that time we can safely estimate the crop at five tons to the acre, and the value at \$20 per ton, equaling \$100 per acre, from which should be deducted not more than \$25 per acre for cultivating, harvesting and marketing, leaving a net profit of \$75 per acre. Judge North, of Washington colony, and Dr. Ball, of Sonoma county, who claims to be well posted, say that one can safely count on 10 tons of grapes per acre on Fresno county irrigated lands, and will be quite certain to realize \$25 per ton, which would make, allowing \$50 per acre (for expenses, the handsome sum of \$150 per acre per annum.

CAPITAL NECESSARY TO START WITH.

The question naturally arises, "What is the smallest sum considered necessary for a new comer to start with?" An industrious man may start almost without a dollar, hire out some years and work his way up by strict economy. But those who come here to make homes for themselves should have \$500 to \$1,000 to start with, on even the cheapest foothill lands. There may be some years of close effort, but even on this small capital, a valuable property can be developed in the course of 4 or 5 years. A small piece of good land is far better than a large piece of poor land. Experienced farmers in Fresno county fully demonstrate that fruit crops are emphatically more profitable than grain, especially when irrigation facilities can be applied. Should the price of grain continue to decline we may reasonably expect to see a still larger area of the county grain fields—notably the plains now devoted to grain and pasture—utilized to the production of grapes and other fruits. This will be true as long as the present expensive method of tillage for grain lands is practiced, and while harvesting continues to be as expensive. All over the State of California it is demonstrated that with good prices, fair crops and the best of management, wealth pours in upon the farmer of the great grain fields all too slowly, and that 3 successive dry years embarrass many a successful farmer. Failure of crops or death of cattle and sheep by drought compels him to mortgage his homestead, and in many instances they are financially worse off than when they commenced about 15 or 20 years previous.

A much smaller area of land, devoted exclusively to fruit and vines, will support a given number of persons than is required for their support upon tracts devoted exclusively to cereals. It is best to purchase only as much land as can certainly be paid for. Develop this thoroughly and make it profitable, and more land can be had at some future time. Many failures have arisen from attempting too much. On the foothills there are extensive free ranges of nutritious grasses growing voluntarily in abundance, on which hogs will thrive and poultry can be kept, and vegetables raised. Odd jobs of work done for the neighbors until your first crop of grapes will bring in a revenue. With irrigation and proper care the fourth year will pay for the cost of land and all expenses, and then leave a bank account. Each subsequent year will increase the production. Some years so high as \$400 profit per acre can be made on raisin grapes, and seldom less than \$200 net profit per acre. Taking the lowest figure on 20 acres of grapes, it is undoubtedly an independent income for a small family. The new settler who deserves success begins at bedrock; his wife, if he has one, does the household work, both keep out of debt, buy as little as they can, wear their old clothes, work early and late, plant trees and vines, and have a definite aim in life. Such a man can come to California fruit districts with a small capital, and find it a good State for the poor man.

WAGES.

Wages for ordinary day laborers range from \$1.50 to \$2 per day; good labor, requiring familiarity with the work in hand brings \$2.50, and skilled workmen, such as machinists, jewelers, etc., receive \$3 and \$4, and even more, per day; masons, carpenters, stonecutters, etc., \$3.50 to \$4 per day; harvest hands (with board), \$2 and upwards; regular farm hands (with board), per month, \$20 to \$30; female domestics (with board), \$15 to \$25 per month. Clothing at San Francisco prices.

HOUSEHOLD GOODS.

Cooking stoves, furniture complete, \$15 and upwards; tinware and queensware, San Francisco prices; tables, \$2 and upwards; chairs, 60 cents and upwards; bedsteads, from \$3 upwards; common carpet, 2-ply, 75 cents to \$1.25.

FARMING APPLIANCES.

Wagons, \$100 to \$175; harness, \$10 to \$40; plows, \$7.50 to \$22; mowers, \$100 to \$250; American farm horses, \$75 to \$150; halfbreed Mexican horses, \$25 to \$75; hogs, \$5 to \$9; sheep—ewes, \$1.50 to \$5; rams, \$10 to \$50.

FRUIT TREES AND PLANTS.

Apple, 1 and 2 years old, per 100, \$12.50 to \$20; pear, 1 and 2 years old, per 100, \$25 to \$35; cherry, 1 and 2 years old, per 100, \$25 to \$35; peach, 1 year old, per 100, \$20; plum and prune, 1 and 2 years old, per 100, \$20 to \$35; apricot, 1 and 2 years old, per 100, \$25 to \$35; nectarine, 1 and 2 years old, per 100, \$25 to \$30; quince, 1 and 2 years old, per 100, \$20 to \$35; fig, 1 and 2 years old, per 100, \$20; orange and lemon, 1 and 2 years from graft, each, 75 cents to \$1.50; mulberry trees, 75 cents each; grapes, foreign, per 100, \$6; grapes, raisin, per 100, \$10; grape cuttings, 18 inches long, \$2.50 to \$5 per 1,000.

Wood, hauled from the foothills to Fresno, a distance of 20 miles, and sold at \$6 per cord. Lumber is very cheap; a rustic structure of 2 rooms can be built for \$75; \$500 will erect a nice two-story cottage, capable of resisting all weathers and accommodating a good-sized family. Neighboring farmers will plow 1 acre of grape land for \$3, and 1 acre of grain land for \$2.

POPULATION.

Fresno county, last census, was credited with a population of 9,478 persons, and it is authentically reported that the population of Fresno county has increased two-fifths in the last 8 months. It is estimated that within *two* years the population will exceed 20,000 persons, which is not at all surprising when we bear in mind that Fresno county is larger in area than the States of Connecticut, Delaware and Massachusetts. Rhode Island contains only 1,054 square miles, and has a population of 276,531; while Fresno has 8,750 square miles, and only 9,478 persons registered on the last census roll.

We insert a brief extract from a leading editorial published in the *Virginia Chronicle*, Nevada, April 8, 1882, entitled "The Men who Shout for Protection to Labor." "The struggle of 5,000 operatives against \$2,500,000 of capital still goes on at Lawrence, Massachusetts—a struggle begun by girls on 90 cents a day, who didn't want to be reduced to 68, and who were joined by other workwomen and workmen who had been treated to a like bitter dose. The final answer of the \$2,500,000 to these poor girls, was, work at the reduction or go. We now propose to solve the capitalist problem. The State of Massachusetts has an area of 7,800 square miles and a population of 1,783,085 persons. Massachusetts is too thickly populated. Fresno county wants young emigrants to populate and develop its resources. Nothing is more certain than that emigration is almost supplied by single persons in the beginning of mature life. Such persons marry and raise families. Nor is this all. It is not more true that emigrants, generally speaking, consist of individuals in the prime of life than that they are the most active and vigorous of that age. Their object in leaving their native countries or State is to settle in life—a phrase that needs no explanation. No equal number of human beings, therefore, has ever given so large or rapid an increase to a community as settlers have invariably done; not because a new country makes people prolific, but because the most prolific people go to the unoccupied land."

HEALTHFULNESS.

The climate of Fresno county is generally conducive to health. The Sierra Nevada mountains and the San Joaquin valley are considered very healthy. In the low lands where the Kings river overflows there are at certain seasons some miasmatic diseases. But there are no diseases peculiar to Fresno alone. The temperature is generally mild and pleasant; the summers are warmer than San Francisco; in the evening, about 8 o'clock, a refreshing breeze springs up and gently blows all night—a hot, sultry summer night like the Eastern States is almost unknown in Fresno. In winter the San Joaquin valley and the Coast range are much colder than the foothills. The average rainfall is $7\frac{1}{2}$ inches. About 6 inches of rain is recorded to date for 1882.

CHURCHES.

St. James Church (Protestant Episcopal), Rev. D. O. Kelly, missionary in charge, was organized by him as the representative of the Bishop of the Diocese of California, in the fall of 1879. In the spring of 1880 steps were taken toward the erection of a church. A lot was purchased from the railroad company, and a church building was begun in the fall of 1880, in which the first services were held on Sunday, April 3, 1881.

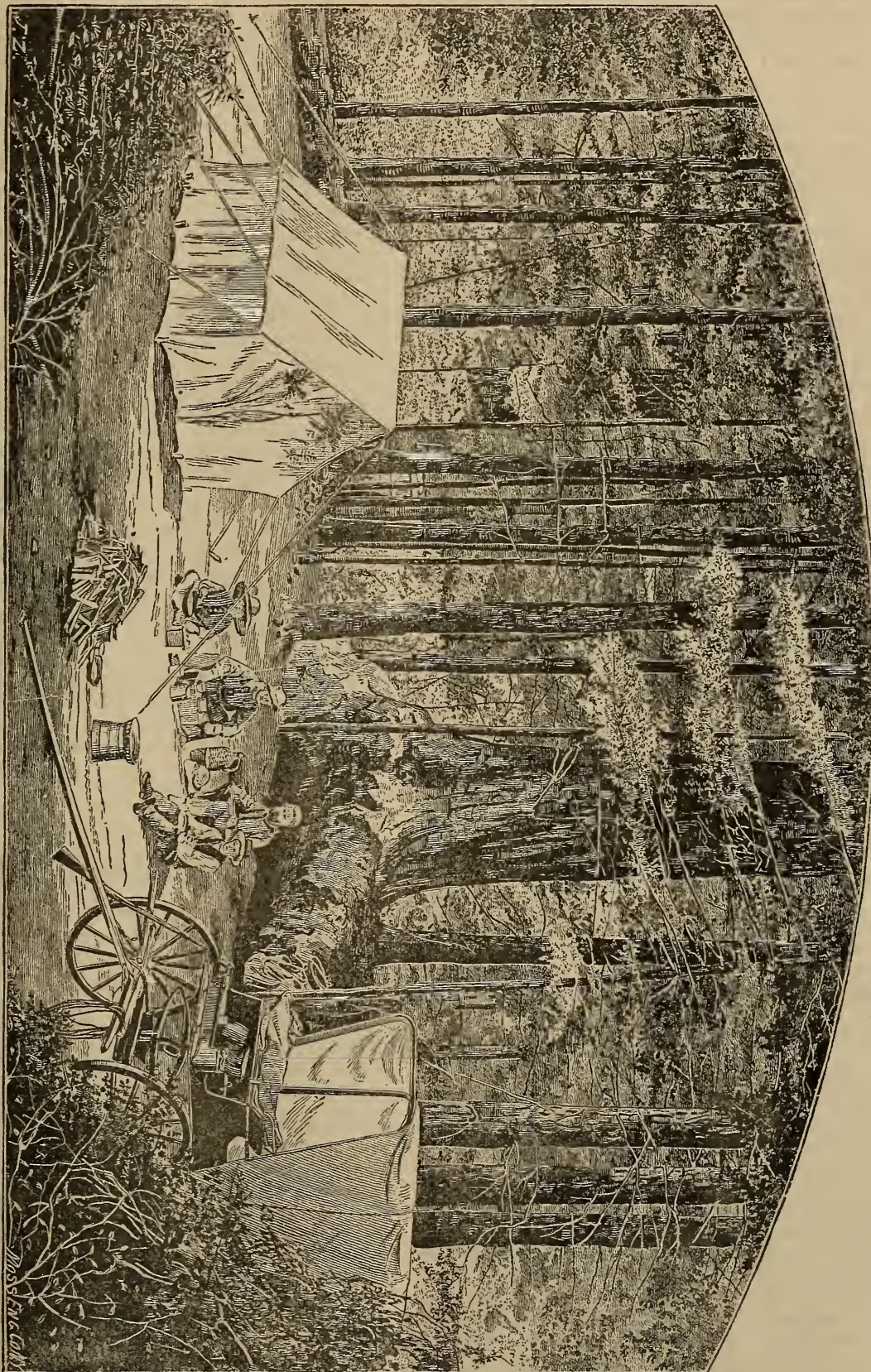
St. John's Catholic Church.—The first steps taken toward the building of the above-named church was the organization of the Catholic Church Building Committee by the members of that faith on November 22, 1878. The structure was commenced in August,

1879, and completed two years after its foundation was laid.

M. E. Church.—In 1875, an artistic and substantial church building was erected on the corner of Fresno and L streets, at a cost of something like \$2,500. The church entered upon its career of usefulness under

deeply impressed with a Spanish tradition, of which they were proud. It was stated that Adam paid a visit to this sinful world in the 19th century. Calling at Berlin, the tumult of the various mechanical inventions was too much for the good old gentleman. He ascended from Berlin, descending in the midst of

CAMPING IN THE SIERRA.



most auspicious circumstances. The present pastor is the third incumbent, the Rev. I. L. Hopkins.

GARDEN OF EDEN.

Your correspondent, while visiting Spain, the land of the famous Malaga grapes, some years ago, was

Paris, where the ostentatious architecture and vanity of its inhabitants caused Adam to leave in disgust. He finally landed in a Spanish vineyard, exclaiming: "Thank God, this is the same as I left it." It is true that Spain, in comparison with the balance of the world, has made little or no progress in its agricultural

pursuits. Mules and Jerusalem ponies to-day, as thousands of years ago, transport the grain and grape on their backs in hampers, and the peasant youth and damsels attire in the same garb, with bare feet, as then. We are inclined to think that if Adam should visit Fresno about August he would believe it was the "Garden of Eden" resurrected from the flood. He would behold and inhale the permeated perfumery of the fragrant vegetation. He would see in its bloom the orange, lemon, the historical fig, pomegranate, quince, apricot, grape, nectarine, olive and all fruits, and the luxuriant mulberry tree, rivaling Japan and Asia Minor, which he would reluctantly leave. Any person that may have journeyed over the plains of Fresno county 4 or 5 years ago, and preserves in his mind their then barren and uninviting appearance, even though he may have lived continually in the country, cannot but be surprised at the marked change which has taken place in that time. Irrigating ditches are traversing the plain in every direction, and hundreds of dwellings have sprung and are springing up as if by magic. Sand heaps have been transformed into fields of living green. Tons and tons of alfalfa are cut where only a few scattering blades of grass formerly grew, and bearing orchards and vineyards are flourishing where the shade of a tree was never before known. Ascending to the dome of the magnificent courthouse, in Fresno, one is forcibly struck with the great change. When the building was erected, in 1874, all that could be seen from it in any direction was thousands of acres for miles of nothing but dry, desolate waste. Now young forests can be seen on every hand. From the McNeill farm, on the north, there seems to be a continuous string of forests to the western boundary of the Central California colony. And the good work still progresses, with a prospect of continuance for future generations.

REQUISITES OF THE COUNTY.

Fresno requires, first of all, capital to develop her vast wealth. For the men who are afraid to trust to mining stock speculation, there is a safe investment. They have only to bring a few acres of the unclaimed or unproductive desert in contact with water, plant vines or fruit trees and prosperity is assured. The Creator has placed within reach profitable ventures not equaled in the western hemisphere, and it is only waiting for the magic wand of capital to enable the county's mountains, plains and valleys to send forth streams of treasure. The county of Fresno also offers special inducements for poor men. For live, active men, with plenty of push and vim, there is always an opening. We want in Fresno men, with strong hands and stout hearts, men who are willing to work, men who are not afraid to haul off their coats, and work like Adam by the sweat of their brow, men who can sleep with the canopy of heaven for a covering when unable to secure shelter under a roof, men who are not above turning their hands to anything that may turn up.

We have briefly stated the requisites. It may not be out of order to allude to the unrequisites. Of lawyers and doctors the city of Fresno has more than enough, and an influx of the "learned professions" is not desirable. The city is ahead, already overcrowded, and sharp competition has made by the practice of law and medicine anything but millionaires of the practitioners. Judge Hart, a Fresno pioneer of '49, says there is always room at the top of the profession for 1 or 2 more. Of clerks, and all those who are seeking desirable positions, where the labor is light and the salary high, the supply on hand already exceeds the demand, and such persons had better remain where they are, unless they are willing to embrace anything that presents itself, from a mule

team hauling wood from a distance of 20 to 30 miles from the mountains, to irrigating and cultivating vineyards, and polishing the head of a drill.

A GLIMPSE OF FRESNO'S FUTURE.

It is unnecessary for me to give the average intelligent reader of the *Post* my ideas of Fresno's future prosperity. After carefully analyzing the county's past and present history, prudence teaches us that if the present industry continues to progress, as it has in the past few years, a quarter of a century hence we will witness the general distribution of the county's various delicious fruits in every city and mart of the Union. Her raisins supplying the whole Eastern and Western hemisphere, her wines sparkling in every part of the globe, the extensive silk industries second to none in the world, and then, with our picturesque mountains, pastoral plains, fertile valleys and sunny clime, combined with the resources of her present undeveloped gold, silver, copper, quicksilver, iron, lead and coal mines, Fresno county will indeed have a population exceeding 75,000 souls sharing in her abundant prosperity. Time and space will not allow me to describe the county as I should desire to. I fear my pen has not given the full justice due the early pioneers, who assumed such a conspicuous part in the historical days of "'49 and '50" in conquering and subduing the rapacious and tenacious wild Indian.

In conclusion I will give a little advice in a condensed form. We have plenty of room in Fresno county for active, enterprising, energetic young men and women, the latter as housekeepers and domestics until they superintend homes of their own, and the former to open up the mines, cover the plains and hillsides with flocks and herds, cultivate the rich valleys and vineyards, build up happy homes and prosperous communities, allowing moral principles to predominate, such as industry, temperance, soberness and chastity, and each day return grateful thanks to the Great Architect of the Universe for the blessings bestowed on all.

A THRIVING COUNTY.

[From the *Daily Morning Call*, San Francisco, August 13, 1882.]

ARID PLAINS CONVERTED INTO FRUITFUL VINEYARDS AND ORCHARDS—WHAT MAY BE ACCOMPLISHED BY ENTERPRISE, INDUSTRY AND WATER—A FLOURISHING TOWN—CALIFORNIA'S RESOURCES.

The traveler by rail over the bare and burning plains of the Upper San Joaquin valley, in Fresno county, little conceives that on either side of him there is a district that for wine and fruit culture bids fair to rival, at a no distant date, the most favored localities of this country and of Europe. That these arid plains which, but a few years back, were deemed almost worthless, are susceptible of the highest state of cultivation when irrigated, no longer remains a question of speculation, but one of established fact, as witnessed by a large number of excursionists who left this city at 9:30 A. M. Friday, August 4th, with the Fresno colonies as their objective point. Fresno city, situated in the center of the district now undergoing transformation from a dreary waste to fresh green vineyards and fruit-laden orchards, was reached at 7 P. M., and there the excursionists were met by Thomas Hughes and Sons, the projectors of the excursion, who placed car-

riages and drivers at the disposal of the visitors, who devoted the two succeeding days—Saturday and Sunday—to the inspection of the vineyards and orchards that are springing up as if by magic throughout the surrounding country.

A PROMISING CITY.

Fresno city, which but 10 years ago was located by the railroad company as nearly as possible to the geographical centre of the county, is now a flourishing town of over 2,000 inhabitants. On every side are indications of its rapid advancement. Everyone whom *The Call* correspondent met was either making money, or developing schemes with "millions" in them. The recent fire, in which 3 hotels and one of the largest blocks were destroyed at a loss of about \$100,000, is looked upon by the citizens of Fresno as a benefit rather than a detriment to their town, as the property destroyed was well insured, and plans have already been made to replace the wooden structures with substantial buildings of brick and iron. Already the work has begun, and the excavation of cellars and the laying of masonry are in progress. Hughes & Sons have perfected plans for the erection of a two-story brick and iron building, 75x150, at the northwest corner of Tulare and I streets. The lower story will be divided into 7 stores, 3 of which have already been engaged. The upper story will be devoted to the purposes of a public hall, and the structure will combine all modern appliances tending to make it a substantial and elegant building. Mr. Blasingame proposes to rebuild the Ogle House, and will increase its capacity by adding 50 feet to its width. The Farmers' Bank will rebuild an elegant building of iron, granite and brick, plans of which are being matured. Hughes & Sons have already commenced to rebuild their stables on a new site selected on I street. Repairs on Einstein & Co's store are rapidly approaching completion, and before long the burnt district, where now are the ruins of buildings, will become the site of substantial brick structures. The brick to be used in the rebuilding of the burnt district is in process of manufacture at about one-half mile from the town, the cost being \$7 per 1,000.

In evidence of the prosperity of Fresno city, 150 new buildings have been erected during the past year, 6 of which were of brick.

INDICATIONS OF PROSPERITY.

The town is also justly proud of its fine court house, erected at a cost of \$65,000; a new two-story school house capable of accommodating 500 pupils, 3 large and handsome churches, 2 banks, water works of a capacity sufficient to supply 5,000 persons, and its many stores, factories and shops, from which the wants of a large interior population is supplied. The flouring mill of M. J. Church, which has a capacity of 100 barrels per day, is run by water brought across the plains by a canal from the Kings river, 20 miles distant, and which, after turning the mill, is distributed for irrigation purposes.

The question, "What shall the farmers do with their fruit?" was practically determined in June last, when the Fresno Fruit Packing Company, W. J. Stevens, Superintendent, was organized by the capitalists of Fresno and its works located south of the railroad track. Here 100 men, women and girls are employed preparing and packing fruit grown in the surrounding country by the colonists. The works have a capacity of 200 hands, but thus far have been unable to employ more than 100, the labor supply in the town not being sufficient to meet the demand. The wages paid are \$1 per day to the regular hands, while others work by the piece, and average about the same wages. The children employed are paid 50 cents per day. The bene-

fit of the enterprise is marked, as the wages of its employers are expended in the town where they are earned.

VINEYARDS AND ORCHARDS.

A day was devoted by the excursionists to visiting the vineyards and orchards north and east of the town, and a description of some of the more prominent will prove of interest to all concerned in the development of the resources of California.

One of the oldest of the vineyards of Fresno county is that of Mr. F. T. Eisen. This was reached by a drive of about 5 miles over the arid plain of which the now fertile and productive vineyard once formed a part. The section now comprises 640 acres, which were purchased in 1873, and 10 acres set out to Malaga grapes, and on the following year 90 acres were set out in different varieties, principally Zinfandel and Feher Zagos, and since that time from 20 to 30 acres have been added annually, until now there are 160 varieties brought from all parts of the globe, on the 200 acres devoted to wine growing. In addition to this there are now about 20 acres planted to alfalfa, 20 acres in garden, 20 acres in Egyptian corn, and a considerable area in fruit trees, among which are about 40 varieties of pears. There is a number of trees, principally elm, poplar, locust, mulberry, pine, cyprus and cedar, which have attained a magnificent growth. The land is not only prepared for irrigation, but for submersion, it being cut in checks of 3 and 4 acres surrounded by banked ditches, from which the water is allowed to flow upon the sections thus formed, from 1 to 4 times each year, the number of the submersions being governed by the quality of the soil and the age of the vines under cultivation, it having been found that the seepage increased each succeeding year, thus lessening the necessity of irrigation. The vines are pruned twice a year and the ground once ploughed thoroughly, and careful cultivation is then required for the remainder of the year. The vineyard has at different times been visited by insect pests, such as the grasshopper, red spider, grape moth and army worm, but the effects of the raids of these pests, have by persistent effort been overcome in the main, and preparations have been made for flooding out the phylloxera should it appear, it having, it is claimed, been demonstrated that it may be drowned out.

A LARGE WINERY.

A winery, 200x130, constructed of adobe brick covered with mastic, has been erected, and besides working the vintage of this vineyard, variously estimated at from 100,000 to 225,000 gallons, it also crushes the grapes of many of the smaller vineyards. The vintage consists mainly of grape brandy, and port and sherry, and also includes several varieties of claret and light wines. The grapes produced in this section are particularly adapted to the manufacture of sweet wines, it being claimed that they contain from 4 to 6 per cent. more saccharine matter than those grown in the other counties. The wine cellars are approached by a doorway lined on either side by lofty Lombardy poplars, alternated with oleanders loaded with their brilliant flowers. In the cellars a bar is kept, at which the visitor may partake of the proprietor's hospitality and test his vintage, at 50 cents a pitcher. The vineyard is guarded by the employes, and the excursionists were warned that they might look at, but not taste the grapes, with which the vines were loaded. Of the 200 acres, 120 have been in for 5 years, and as the proprietor is extremely reticent as to the production of his estate, their yield is estimated at from 4 to 9 tons to the acre, according to the richness of the soil, while Zinfandels of 3 years produce from 4 to 5 tons. It is stated by those who claim to know

that a few choice acres of the vineyard produce 25 and 30 tons each of grapes. In addition to the winery there are also upon this vineyard the residence and stables of the proprietor and a cooper shop. To perform all the labor of this immense enterprise, 20 white men and 30 Chinamen are employed, and that the owner will, within the next 4 years, reap a bountiful financial return for his investment of capital may not be doubted.

THE EGGERS FARM.

As a type of the enterprise of Fresno county, the farm of George H. Eggers, situated east of that above mentioned, is second to none. It was purchased by its present proprietor 10 years ago, and consists of 9 sections of 640 acres each. Of these 25 acres are in orchard and 400 in grapes, of the latter 100 acres being 2½ years old, and from which the owner expects to gather this month 3 tons to the acre. With the greatest courtesy, Mr. Eggers personally exhibited the improvements of his estate to the excursionists, and extended them his hospitality. He is just completing the erection of a distillery and fermenting house, 64x64, two stories in height, constructed of adobe brick, and of a capacity of 125 tons daily. In it are placed the most improved machinery for crushing and distilling, and a hoisting apparatus that will enable a load of grapes to be almost instantly unloaded and hoisted to the crusher, on the upper floor. At about 40 feet distant from this building is a wine cellar, 40x100, also of adobe. The water used by the boiler and for other purposes in the winery is supplied by an artesian well, a copious supply being found in a bed of fine gravel at a depth of 122 feet. The varieties of grapes mainly grown in this vineyard are the Zinfandel and Mission. Thirty men are continually employed among the vines. A comfortable farm house, surrounded by shade trees, is now situated on the farm, and this Mr. Eggers proposes to soon supplant by an adobe residence, in which he will himself reside and devote much of his attention to grape culture.

THE BARTON VINEYARD.

The pride and, consequently, the show place of Fresno, is the Barton vineyard. Just east of the town is the Barton vineyard, owned and conducted by Mr. Robert Barton. It comprises a section of 640 acres, and has been laid out at a great cost to the owner, he having expended \$125,000 to date, and expects to add \$50,000 more to his outlay before receiving any substantial return. Mr. Barton has 500 acres in grapes, 24 in alfalfa and 25 acres in orchard. Of the grapes, about 300 acres are in their third year, and from these he expects to gather a good yield this year. The estate is enclosed with a substantial rabbit-proof fence, and upon it have been laid out 8 miles of drive, one of the roadways making the circuit of the farm, and being lined on either side with rapidly-growing poplars. Mr. Barton has erected an attractive and comfortable residence, and caused the grounds immediately surrounding it to be tastefully laid out in lawns and flower beds. The stable and houses and other farm buildings are conveniently arranged, and built in a substantial and attractive manner. Arrangements have just been completed for the erection of a large winery, work upon which will be commenced at an early date. Judging by the present high state of cultivation of this vineyard, as attained in the short space of 3 years, the changes of the next few years may be anticipated as enormous, for in no other vineyard is the change wrought by the introduction of water and a good system of irrigation, in what before was nothing but an arid plain, more marked than in this gigantic enterprise.

Numerous other large and thrifty vineyards and orchards were visited, but the description of those above will apply to them, only differing in age, size, and in some instances lacking the careful cultivation of those mentioned.

THE COLONIES.

Sunday was devoted by the excursionists to visiting the colonies, in which are situated the small farms. These are mainly situated south of the town and off the track of the Southern Pacific railroad. Of these colonies there are several, but being contiguous to each other they differ merely in years and development. They were of course projected by land speculators, who purchased large tracts, brought water for irrigation purposes to them, cut them up into sections of 20 acres each, and disposed of them in lots to suit purchasers. None of these lands may now be purchased for less than \$50 per acre. The Central colony, which is the oldest, dates back to June 1, 1875, and embraces 6 square miles of land, divided into 192 farms. There are now about 86 families in the colony, and of the tract 450 acres are in alfalfa, 330 in grapes, and 85 in orchard, besides many flower and vegetable gardens. The farms are so located as to be susceptible of irrigation from the ditches, and are laid out with streets and avenues, many of which have been planted on either side with rapidly developing shade trees. Of the farms it may be said, as of all others in the State, they are distinguished from each other by the time of their cultivation and the thrift and enterprise of their owners.

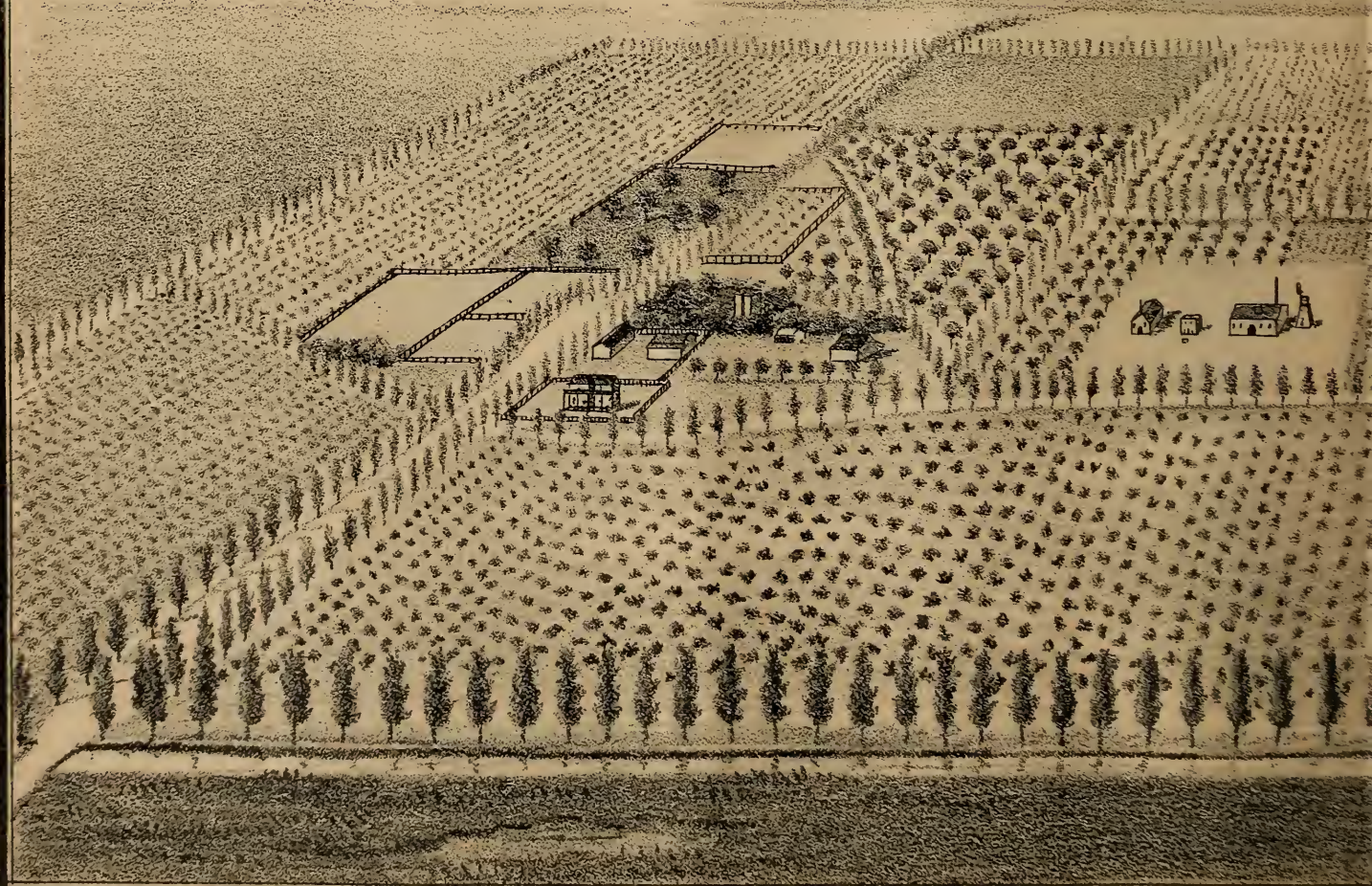
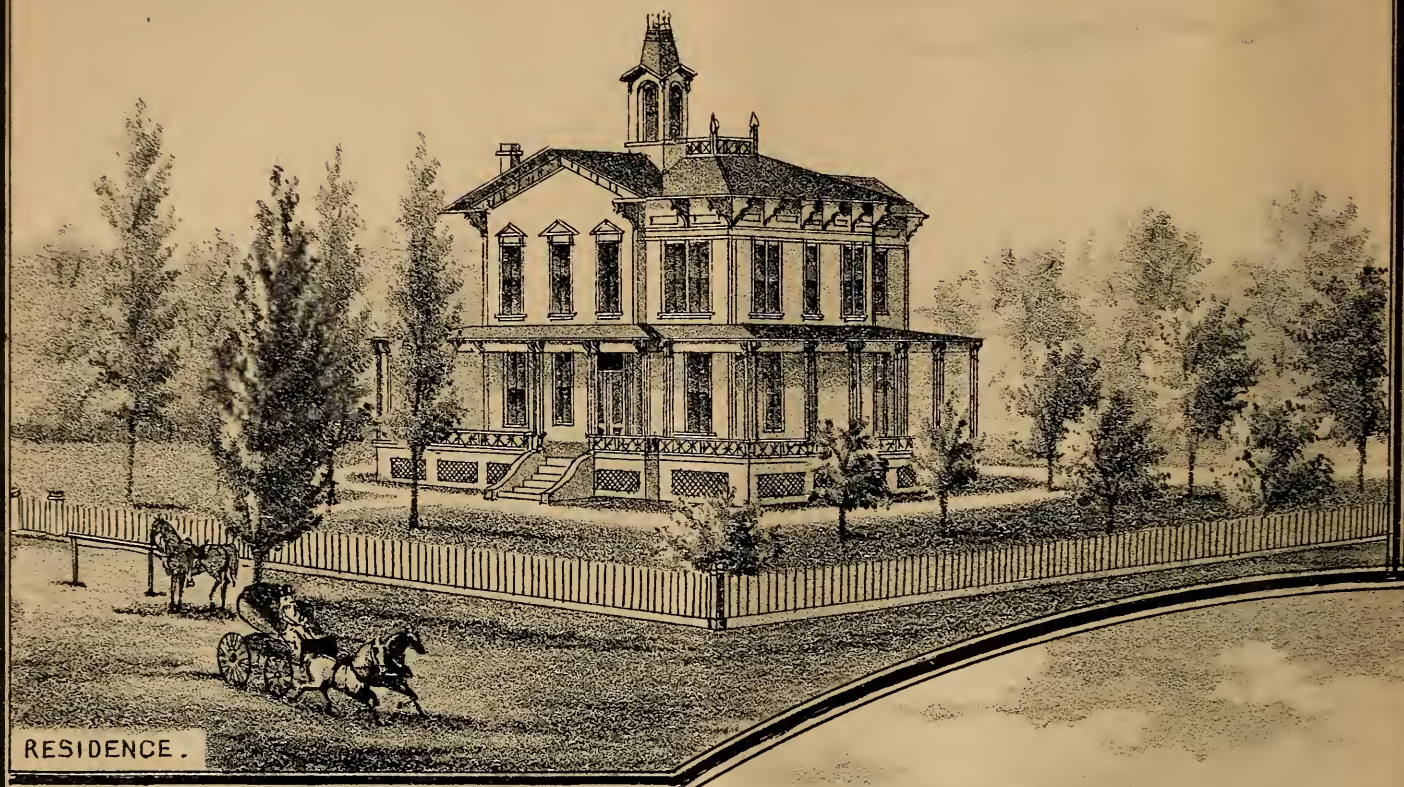
Among the farms pointed to with pride was that of 80 acres, purchased about 6 years ago by Miss M. F. Austin, at that time a principal in a San Francisco school. Miss Austin, who has since devoted her attention to farming, has now 45 acres in vines, one-third of which is bearing, and from which she has received a return in one year of 20,000 pounds of raisins. She has also a large orchard of peaches, pears, plums and nectarines in good bearing. Miss Austin and the other ladies associated with her have built up a most flourishing enterprise, in which they are most content, although on one occasion Miss Austin, in a moment of abstraction, was heard to sigh and express a regret at the lack of schoolmasters in the central colony.

THRIVING HOMES.

Many instances of the building up of good homes and the establishing of bank accounts are related among the colonists.

One of the most homelike of all the small farms of the colonies is that of S. D. Fresh, situated in the Central colony, and comprising 20 acres. As it is an example of the possibilities of the county when developed with perseverance and industry, a brief resume of the experiences of Mr. Fresh, and his amiable helpmeet, as narrated by themselves while exhibiting their farm to the excursionists, may prove of benefit to those desiring information, based on the purely practical. Said Mrs. Fresh: "We came here in 1876, and purchased these 20 acres for \$1,000, and moved into the shanty over there (pointing to one corner of the section), left by a surveying party. For the first 2 years we felt pretty blue, and began to think we had been taken in by a land swindle, for we could do nothing owing to the trouble over the water, which was in litigation. In 1878 our work really commenced, and you can see the result; we have made a good living and put away something, and we value our place at \$6,000, although it is not for sale, for we like it and it makes us a nice home, and yields us a good income on that sum."

An inspection of the farm showed that of the 20 acres 5 were in grapes, 2 of which were in vines

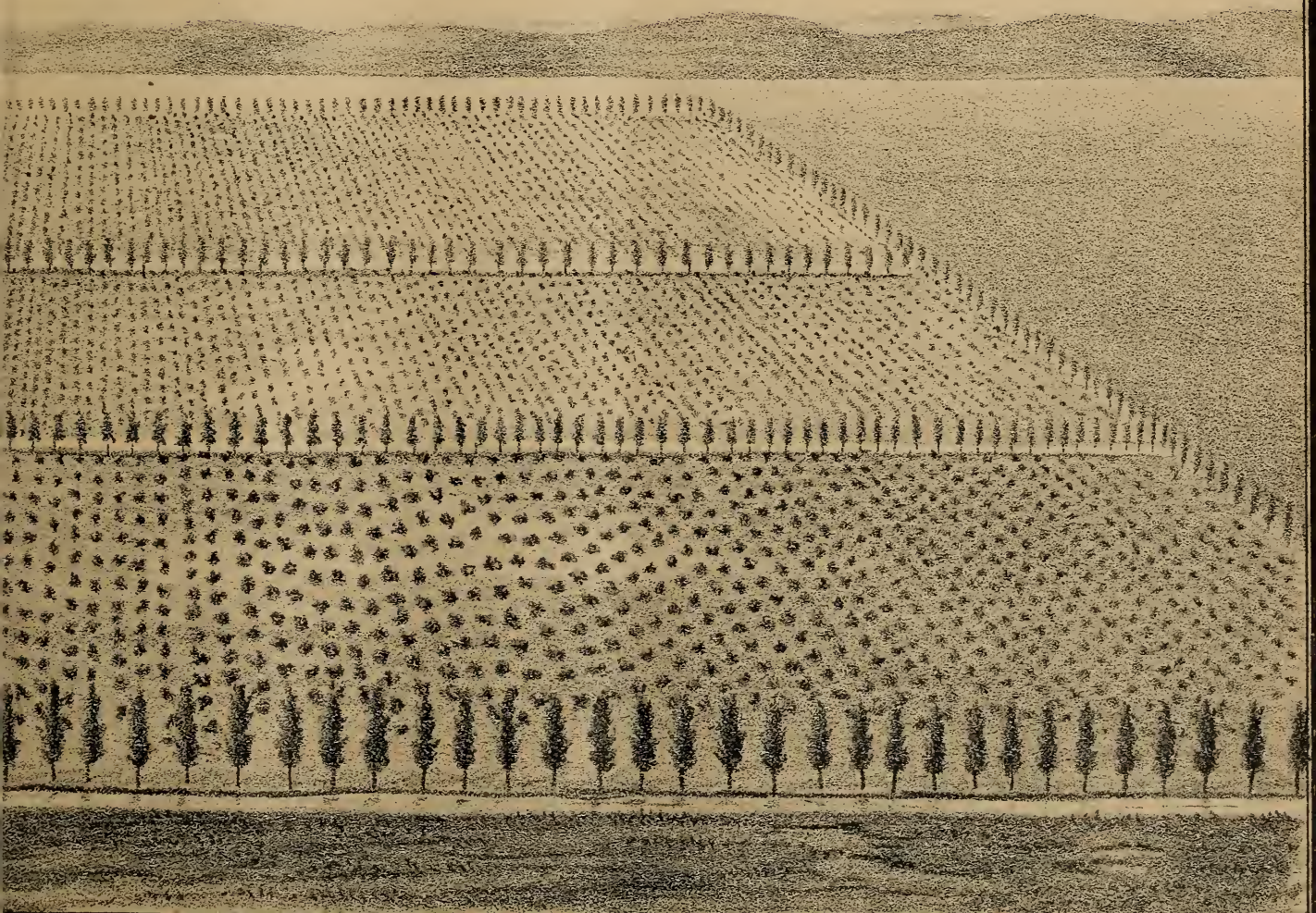


THE EGGERS VINEYARD. 5 MILES

500 ACR



WINE CELLARS, OFFICE
AND DISTILLERY BUILDINGS



4 years old, and which the owners said they would be disappointed if they did not yield at least 10 tons to the acre, which they could sell at from \$20 to \$25 per ton; 5 acres were in alfalfa, from which 5 crops are cut each year; 5 acres planted in the Spring in wheat, which was cut in May, and Egyptian corn, of which they expect a good crop, then put in. The remaining five acres were in orchard, vegetables and berries. All the vegetables required for home consumption were raised in the garden, while the fruits and other products were sold. The vines and fruit trees were bending with their loads of ripening fruit, and baskets filled with peaches, pears and nectarines were standing near by, waiting either to be forwarded to the city or to be prepared by drying, which latter process a large quantity of peaches spread upon boards were undergoing. A large flock of chickens were Mrs. Fresh's special pride, she remarking that with a dozen chickens she could furnish the household supplies of the family. At one side of the patch of alfalfa 30 stands of bees were doing finely, and, although Mrs. Fresh insisted that they were most quiet and inoffensive creatures, and walked among them with impunity, one of the excursionists, who bore the sobriquet of "Colonel," and who had just entered upon a warlike tale, entitled "When I Was in the Army," beat a most unwarlike retreat, as a couple of the honey-gatherers circled around his head, and Mrs. Fresh was called upon to act as army surgeon and apply soda to reduce the swelling upon the military poll, while the "Colonel" solaced himself with the reflection that his assailant would most assuredly be driven from the hive and cast upon his own resources for having lost his sting, and he would be thus avenged. In the centre of the farm, and surrounded by large shade-trees—planted 6 years ago by the proprietor—and brilliant-hued flowers, was a neatly-painted cottage, just built from the proceeds of the farm, although the shanty was still allowed to stand in one corner, "in remembrance of the many days spent within it." This year another 20-acre farm was purchased for \$1,000, and rented for \$150 per annum. Take it all in all, the Fresh farm presented a most brilliant example of what industry, perseverance and water may accomplish in Fresno, for all the labor upon it has been done by Mr. Fresh and his amiable wife and a young son, with the occasional assistance of a Chinaman.

A GREAT VARIETY OF SOIL.

Is to be found in and about the colonies and vineyards, sandy loam, sediment soils and red loam being among the varieties.

Colony lands purchased with water right cost not less than \$50, while outside lands, 6 to 12 miles from Fresno, and handy to canal, are sold from \$14 to \$40 per acre. With all colony lands a permanent water right is sold for the sum of \$5 per acre, while a tax of \$12.50 per annum for each 20 acre tract is levied on each 20 acres to maintain the main ditch, while each colony has its own water boss to distribute the water to the different farms from the main ditch, and this official they assess themselves about 50 cents each per month to pay. It is estimated that, after the purchase of colony lands, it will cost from \$10 to \$50 per acre, to level them so that they may be flooded, and that the whole expense of putting in grape cuttings, after water is brought to the land from the main ditch, leveling, checking and planting will be \$20 to \$70 per acre, if done with hired labor.

The water used in irrigation is now all brought from the Kings River, distant 20 miles from its point of distribution, through a large ditch, known as the Church ditch, by the Fresno Canal and Irrigation Company. The franchise of this corporation calls for 3,000 cubic feet of water; and, as it is estimated that

one-eighth of a foot of water will irrigate 20 acres of land, the supply is sufficient for 480,000 acres. A movement, having at its head prominent and enterprising capitalists, is now on foot to bring water from the San Joaquin river on the lands north and west of the town.

Artesian water is obtained at a depth of from 120 to 200 feet, and the percolation of the water from the ditches has been such that sunken wells where water was only had at a depth of 40 feet now flow within 8 feet of the surface.

The wages of laborers in this section are from \$1 to \$2 per day, while skilled labor is paid from \$2 to \$4.

The climate is stated by the residents to be generally mild, with light breezes blowing most of the time. During the visit of the excursionists the weather was stated to be about the warmest of the year, and the thermometer ranged from 90° to 110° in the shade.

Of course, the influx of Chinese to this coast has resulted in a "Chinatown" becoming an unavoidable adjunct of every town and city in the State. At Fresno the heathen have been located in a quarter south of the railroad track, and a recent attempt of a Chinaman to locate in a house north of the track resulted in the calling of a mass meeting of the citizens, at which it was determined that the Chinese must confine themselves to the quarter set apart for them.

As shown by the results of the past 5 years, Fresno is unexcelled in its capacity for development as a vine-growing country, and affords one of the many examples of the resources of California.

FRESNO.

[From *Vanity Fair*, of San Francisco.]

It is a new-born city. Its name and fame, like that of a royal infant, has gone abroad. Its wealth, its richness and its possibilities have been largely circulated. They have taken Shakespeare's advice, "If you have a good thing, advertise it." This they have, for the country around about is rich in promises, rich in productiveness, rich in climate and rich in scenery. Here Prosperity said, "I will build me a mighty city, and its name shall be called Fresno." The land around Fresno is like that which supported the great Babylon—between 2 rivers, and irrigated from them. It stands in the upper San Joaquin, and this productive valley will build for itself a great central city. The place is growing rapidly. It has a population of over 3,000. The town is full of hope, life and business. The soil has been tested, and it yields enormous profits. The Fresno, the Central and the Scandinavian colonies have located near the city. They have turned the water upon the soil, and it produces the finest apricots, peaches, pears, grapes, plums, prunes, blackberries and strawberries in the world. Thirty-five Fresno peaches weigh 20 pounds, and one of its water-melons alone weighed 85. The county is 160 miles long and 80 wide. One sunny morning we were taken to the tower of the Court-house and shown the glory of the vast surrounding country. And what a sight there was, my countrymen!

Look where we would, a vast level plain between two rivers—the San Joaquin and Kings—stretched before us. More than a 100 miles away—though it seemed but 20—the Sierra mountains lifted their aged heads in the sunlight; for they were white, and have been so from time before history.

While in the place the citizens seemed so ready to please us and give us information, that we were much

delighted with the place and the people. Mr. J. R. White introduced us to Mr. Cory, an Ohio man, who drove us out one afternoon to Mr. Barton's fine vineyard and home, and around to other various points of interest. At Mr. Egger's winery we tasted some excellent wine, and at Mr. Eisen's place some of the sweetest grapes that ever delighted mortal palate.

Real estate has received a substantial boom, and the city's future outlook is most promising. The place has one daily, the *Expositor*, and three weeklies. The city had a very fortunate fire. It burned almost a block of second-rate houses. They will be replaced by new and creditable brick buildings.

COMING TO CALIFORNIA.

[From the San Francisco *Evening Bulletin*, Nov. 25, 1882.]

SOME FACTS ABOUT THE BOOM IN FRESNO COUNTY— THE METHOD OF IRRIGATION.

The weekly reports of the Immigration Association show a large increase, in the past 6 months, in the arrival of prospective settlers in this State. Nearly all of these enter this city. From here they branch out in all directions except west; to the northern timber forests, to the southern orange groves, to the mountain mines, some of them, and to the foothill vineyards and fruit farms of the interior. Other adjacent States and Territories, of course, secure their proportion of these immigrants. The settlers are mostly from the Eastern States, and many also from the Central and Western States, who come prompted by the desire to go further west. Some of them are peasants from across the Atlantic. With few exceptions they come to locate on unoccupied Government or railroad land, and thus some of the counties of California most sparsely settled are getting the greater portion of these new comers. The matter was recently taken in hand by the Immigration Association, and all the vacant lands in Lake, Mendocino, San Luis Obispo and other counties were listed, and maps of reference are preserved at the office of the Association in this city.

But in some of the best counties all the land has been taken up. In many instances the land is the best for special purposes, and capitalists and enterprising farmers have made haste to secure it.

A BOOM FOR FRESNO.

Fresno county, located inland, a little south of the center of the State, is a notable instance of this manner of procedure. This county is now having a boom. Settlers of a good class are coming in rapidly. Few of these are from the East or from other countries. The majority are young men, single or with families, from the larger cities of this State. They come with capital and settle on mostly small tracts, paying from \$20 to \$50 an acre. Many young men have gone from this city. They are well educated and from good families, but in this vineyard valley they see the road to wealth, with the accompaniments of a pleasant, healthful life and a home and a land of their own. And for these things the bustling, crowded, wearing life of the city is forsaken. A young man formerly of San Francisco, who has located recently in Fresno, was in the city yesterday. In an interview with him a few facts relative to this district of country were obtained.

The greater population of the county is clustered in a radius about Fresno city.

THE COLONY SYSTEM.

Colonies are numerous. A section of land, divided into 20-acre tracts, bordered by water ditches, and sold to different families is the foundation of a colony. Southeast of the city is the Central colony; north is the Scandinavian colony, and in different directions, 6 or 8 miles away, are the Church, Washington and Hughes colonies. They have no organization, and no stores. All the trading is done in Fresno. Small farmers in most cases do not ship, but take all their fruit to town to dealers, who send it to a market. In some instances there is the New England method of bartering, and orchard or vineyard products are exchanged for household supplies.

GRAPES, WINES AND RAISINS.

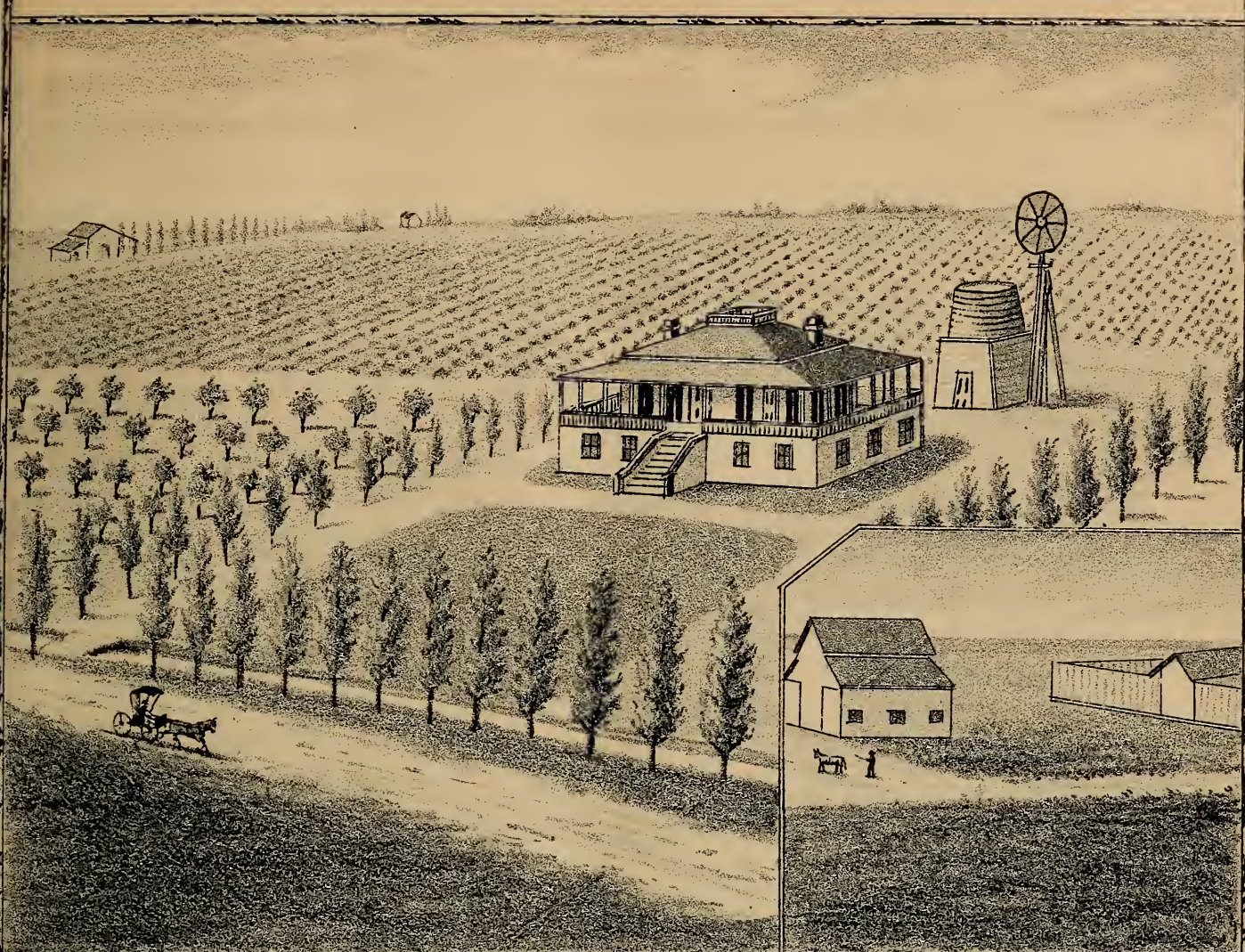
As has been said, the locality is booming. The land produces wonderful crops, caused partly by the irrigation system. Grapes and orchard fruits are the principal products. Most of the grapes are made into raisins. For this industry the climate is excellent. In summer there is a steady dry heat, that is found in few other parts of the State. Briggs, of Yolo county raisin fame, has recently bought nearly 5,000 acres near Fresno. He is selling to settlers, but has reserved for a raisin farm for himself about 900 acres. Table grapes are raised to some extent, and considerable wine is made. The principal vines planted are Muscat, the Zinfandel and seedless Sultana. Messrs. Lachman & Jacobi, of vinicultural reputation, have recently built large wineries in the vicinity, and other persons have smaller presses and vaults. Five wineries have been built in the past year. Small growers sell to the wineries, securing from \$20 to \$30 per ton for their grapes. As the smallest yield is 4 or 5 tons, the average yield 8 tons, and the possible product 12 or 14 tons per acre, the profits may be easily calculated. Compared with other counties, the yield per acre seems enormous. Five years ago, it is said, land sold for \$5 per acre; now the average price is \$40, with water-right.

IRRIGATION.

The perfect irrigating system of this district is well-known, but a few facts may be interesting. The supply of water is obtained from Kings River, about 18 miles away. From the main irrigating ditch, in size, a small river, smaller ditches cross and recross the sections of land. It is asserted that enough water is carried in these ditches to irrigate successfully 10 times the amount of land at present under cultivation. The principal irrigating system is controlled by the Fresno Canal and Irrigation Company. There is another large ditch owned by other parties, called the Gould ditch. All the land is frequently overflowed. No phylloxera or fruit pests have yet appeared, in consequence it is claimed of the irrigating method. The charge for irrigating is \$5 per acre, a right for 50 years. In addition, there is a charge for the purpose of keeping the canal in repair, of \$100 for every quarter section of land, and smaller holders are charged in the same proportion. A number of artesian wells have been sunk. Good water can readily be obtained. Some farmers of small tracts irrigate from wells.

VINEYARD LABOR.

In Fresno city there is a large Chinatown, and Chinese are universally employed for vineyard labor. Little other help can be secured. There is a need of good farm hands. They are paid \$25 or \$30 per month, including board. Chinese receive \$1 a day and board themselves. Mechanics receive from \$2.50 to \$4 and found. Some of the Chinese have large vegetable gardens. Fresno city is as yet unincorporated.



MOUNTAIN VIEW VINEYARD (40 ACRES) OF W. MORE YOUNG. SCANDINAVIAN COLONY, FRESNO CO.



THE MARKS 20 ACRE FARM, CENTRAL CALIFORNIA COLONY, FRESNO CO. CAL.

ELLIOTT LITH. 421 MONT. ST.

It is probable that the matter will come before the next legislature. The inhabitants are associated for school purposes and for elections. A large gas work to supply the town with gas has recently been established by Alexander Badlam and others of San Francisco. There are three newspapers published—one daily and two weekly.

A DESERT RECLAIMED.

[From the San Francisco Daily Chronicle, August 22, 1882.]

WHAT IRRIGATION IS DOING FOR FRESNO COUNTY—
AMAZING GROWTH OF TREES AND VINES—FRUITFUL
COLONIES SPRINGING UP IN WASTE PLACES—
MAMMOTH TREES.

FRESNO CITY (Cal.) August 17. 1881.

"I used to herd sheep all over this valley, and 7 years ago there wasn't as much as a riding switch to be found in a day's ride. Fact is, it was *all* desert." The grizzled old rancher who made the foregoing remark yesterday told the truth. Even yet there are stretches of country many miles in extent, where not a green spear grows—spots of gray earth, sparsely covered by dry grass and short brush, that look as if they were destined never to yield one grain of sustenance to man or beast. Wherever water has not been forced to flow, the desert presents the same forbidding appearance. There is no variety of colors; everything is gray, with occasionally a slight tinge of brown. Little birds, known as "chippies," ground squirrels of industrious habits, and sprightly jack-rabbits abound; but they so closely resemble the soil and vegetation in hue that their presence would remain unknown if they did not fly at man's approach. Herds of antelope may often be observed, not because their bodies are bright spots in the landscape, but because they are always at a considerable distance, and the curvature of the earth throws their slender forms full against the horizon. The roads in many localities lie beneath loose sand or dust; and so the traveler, with his horses and vehicle, soon comes to look like the rest of nature. He has the gray soil thickly deposited on his coat, his hat, in his whiskers and eyes.

THE MIRACLE WROUGHT BY IRRIGATION.

But this monotony is broken when the vicinity of a canal is reached. Under the wonderful influence of water, all beautiful forms of vegetation have sprung into luxuriant growth and bloom, just as if the desert had been treasuring for centuries earth's productive powers. One among the many spots converted to brightness by irrigation is the Eisen vineyard, about 4 miles from Fresno. In order to reach this place, a stretch of desert must be traversed, and the change from sterility to fruitfulness is so sudden as to be almost startling. It is like the quick shifting of scenes in a theater. One moment the visitor is moving along a dusty road among stunted brush, and the next instant, having passed the gateway, he is driving through a magnificent garden avenue. For half a mile the way is lined on either side by poplar, cypress, locust, fig, pomegranate, and oleander trees. They grow densely, and their foliage almost obscures the view of vineyards stretching away from the margin of the drive to the boundaries of the farm. It is only 5 years since the first little twigs were planted by the roadside. Now the poplars tower aloft as if they had been growing for a generation; the cypress trees look

like patriarchs, and the oleanders, covered with white and pink and deep-red blossoms, are no longer tender shrubs, but are sturdy trunks. Bright green grasses spring from every bit of unbroken soil, and the wild willow crowds its way into every unwatched corner. Beyond the avenue, on both sides, are acres of vines, loaded with choice varieties of wine grapes, and at the edge of the vineyard is a collection of cool vaults and adobe buildings. It is here that one finds the crushers, the mighty tanks, the smaller barrels, the demijohns, the murky goblets, the half-score of visiting tasters, and all the other appurtenances of a "winery" in successful operation. It is to these and to many other evidences of cultivation and civilization, that one is suddenly introduced from the desert plain. The contrast has not been too strongly drawn. Indeed, words cannot make it sufficiently apparent. But this case is only an illustration of what exists throughout the entire district. Wherever water flows there are oases firmly established in the midst of the parched lands surrounding.

FEATURES OF FRESNO COUNTY.

Fresno county claims to rank third in the State, so far as extent of country is concerned. It stretches from the Coast Range of mountains 200 miles eastward, far into the Sierras, and from Merced and Mariposa on the north, to the county of Tulare, southward. Its area is therefore considerably diversified. But the greater portion of the country is embraced in one level valley. The population is only about 10,000 souls, and the total value of property, as assessed, is nearly \$9,000,000. The principal town is Fresno, the county seat, with 2,400 population, and as full of life and activity as the California town of the flush times. Immense interests in horticulture, land-selling and stock-raising combine to make it more prominent than many cities of thrice its size. It is evidently a place of comparative wealth and much enterprise. Eight years ago there was scarcely the commencement of a village. Now there are tasteful residences among luxuriant orchards, large hotels, many brick business blocks, a public school building which cost \$15,000, and a Court House which might serve as a model for any young and growing county in the nation. This latter structure is elegant and imposing. It was completed in 1878 at a cost of \$56,000, exclusive of the surroundings. Fresno has 2 weekly newspapers—the *Expositor*, published by J. W. Ferguson; and the *Republican*, under the control of S. A. Miller. An astonishingly large number of saloons and lawyers flourish in the town, and ill-natured papers published in rival localities, have drawn unjust inferences from the coincidence.

LARGE AND FERTILE TRACTS.

Until the secret power of the soil was discovered by the means of irrigation, the entire region must have presented a disheartening aspect. Large tracts of land were used for grazing, but the greater part of the valley in summer time greatly resembled the driest, sandiest, hottest portions of Sahara. Of the total area of the county, considerably more than 1,000,000 acres are susceptible of irrigation, and much of the foot-hill region beyond the reach of practicable canals, is capable of yielding crops under a careful system of dry farming. The district of country lying between Kings and San Joaquin rivers, which has Fresno for its actual center, comprises at least 500,000 acres of good lands. Most of this is held in large tracts, but the system of colonizing, which has already proven very successful, will soon convert the sterile ranches into small farms, orchards and vineyards, making fair homes and producing subsistence and wealth for thousands of families. Nothing can be done with these

arid fields except by irrigation. In view of this fact, Kings river has been tapped by several canals at convenient points, and already sufficient water can be brought down to render fertile twice the area now under cultivation. Kings river has been the easier of access, but the San Joaquin is also being required to yield tribute. Many of the projects are the results of wonderful skill in surveying and canal-building. To a man standing in the center of a plain, it seems that the land on all sides rises away from him toward the horizon; therefore the water frequently has the appearance of running up hill. But, though many feats have been accomplished, by the reclaimers of the desert, the law of gravitation has not yet been overcome.

THE SYSTEM OF COLONIZATION.

As previously stated, the system of colonies has proven very successful. Within a few miles of Fresno are numerous districts, each as clearly defined as states on a map, for colonies lie side by side with untouched tracts. Among the colonies are the Fresno, lying nearest to and nearly surrounding the town; Washington, with many of the best orchards and a fine co-operative cheese factory; Central and California, each with a diversity of interests; Nevada, owned in small lots of 20 acres by miners in Virginia City, who are paying for homes and vineyards instead of squandering their wages on wild-cat stocks; the Scandinavian, occupied exclusively by thrifty people from over the sea; Easterby rancho, and numerous others. In addition, there are the places of M. Hart, M. Theo. Kearney and Robert Barton, all of San Francisco. The latter gentleman, who was once a stock broker in the city, is settled here with his family. His land has been broken only 2 years, yet the vines and orchard trees are reaching up, and the 900 acres of fruitful soil with handsome residence and other structures, look better than a Pine-street office, with a safe full of assessable stocks. Several tracts are yet to be divided into new colonies.

A TOUR OF OBSERVATION.

The excursion which Thomas E. Hughes, his sons, and other citizens of Fresno arranged, has brought many people to this new region on a tour of observation. A few prominent residents of Sonoma county are here, and even they seem amazed at the rapid growth and great yield of the vineyards. All of the colonies are young, the eldest having been established but a little over 5 years. The advanced condition of orchards, however, would lead the visitor to think that not less than 10 or 12 years had been required for such growth. It is marvelous to see peach trees with trunks 30 inches in circumference, that were planted in 1876; yet such trees are flourishing here. But the prospect must not be made too rosy. All of these wonderful evidences of progress exist, but if any man is inclined to believe the representations of an over sanguine settler, let him look at the desert waste and realize what toil was necessary to win it to fertility. Fresno is a great county; it is destined to become greater. It will be the abiding place for tens of thousands of industrious people. But no poor man, lacking energy, can hope to make the sand give up a treasure. Water and cultivation will cause vegetable forms to grow almost like the fabled beanstalk, but without these requisites the earth will not produce even enough sage-brush to kindle a camp-fire.

THE BIG TREES.

The mountainous region of Fresno county is the possessor of several groves of mammoth trees, rivaling any others known in the State. Some of the hollow trunks which have fallen are like tunneled hills.

Recently, Judge Winchell, with a party of mounted men, rode into one of these reclining giants a distance of 72 feet, their way being lighted by the sunlight streaming through knot-holes as big as barn doors. The groves near the Mariposa line have already become famous, but those near the southern boundary of the county are in a region rarely visited. Yesterday William T. Cole, a well-known rancher, came into town and stated that he had discovered one more collection of forest monarchs in a canyon south of the Kings river grove, and that these trees were much larger than any others known on the coast. He took no measurement of the trunks, for the reason, as he states, that the one lariat in his possession was as useless as would be a boy's top-string to encircle a circus tent. But these mammoth trees, like the forests of smaller timber, are at present far from the reach of the agricultural community.

WHAT THE COUNTRY NEEDS.

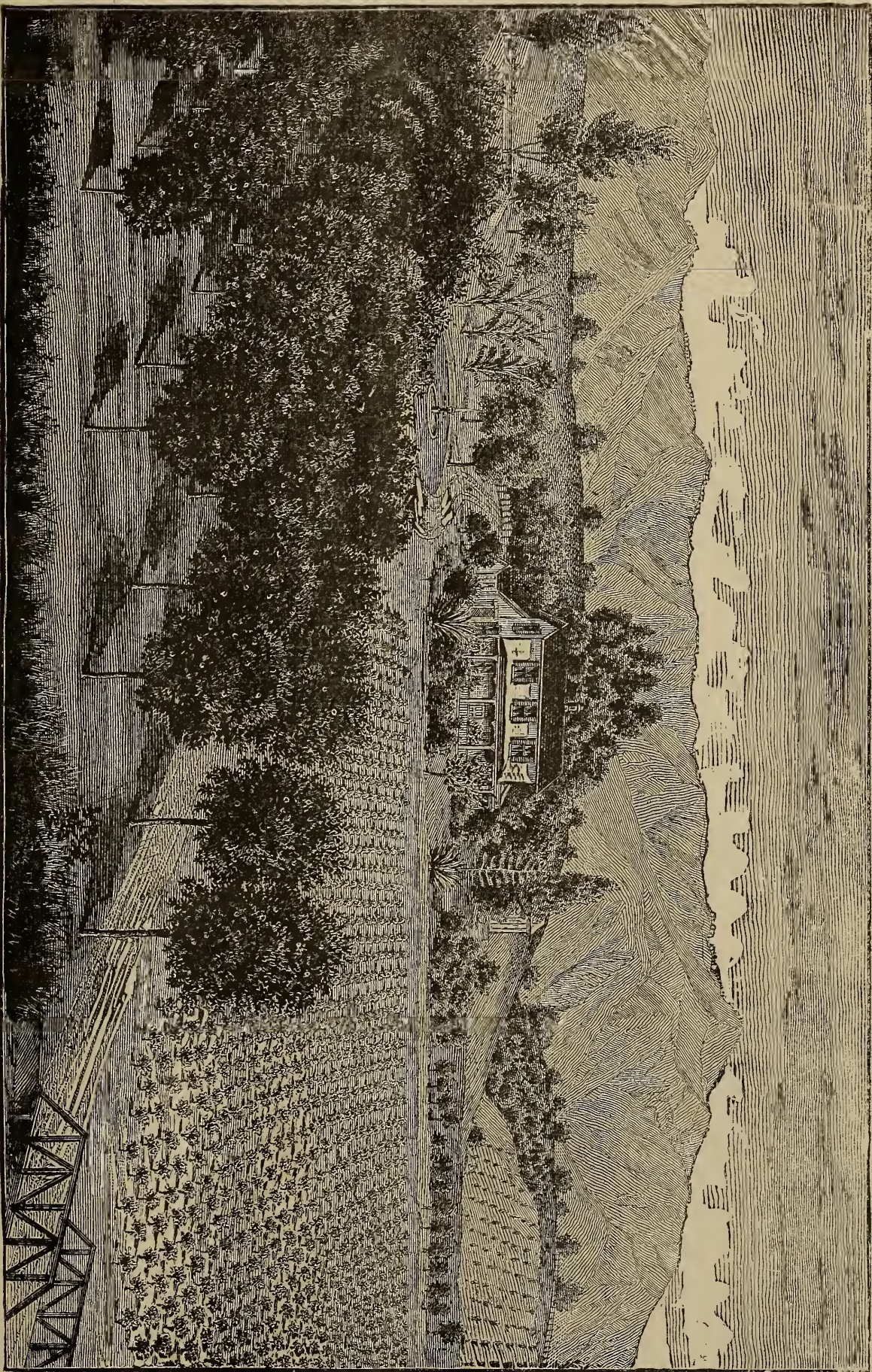
There are many prosperous little towns in the county, and all are looking forward to something great in the future. What every district asks for is population. The problem of irrigation has been solved. Water was the first need. That want supplied, the county is on the road to prosperity. An observant German vineyardist said to-day: "Yes, we must have canals and people; without the water we can't make pretty scenery, and without the folks there is no one to look at it when it is made."

FRESNO.

[From the *Watsonville Pajaronian* of Santa Cruz County.]

ITS SUBSTANTIAL GROWTH AND PERMANENT PROSPERITY.—THE BEST PLACE IN CALIFORNIA TO MAKE A HOME.—THE OPINION OF A DISINTERESTED JOURNALIST.

Of all the towns in the State of the size of Watsonville, Fresno is perhaps the liveliest. The colonies of that section have become famous, though they have been in existence but a few years. And to those colonies is due the present prosperity of Fresno, and to them she must look for future support. For purposes of trade a town dependent upon agriculture and horticulture could not be more fortunate in its location. The town is surrounded by the circle of colonies and large vineyards of Eggers, Eisen and Barton. It is safe to say that Fresno is the central point of a colony system extending 10 miles from it each way. Though all this land may not be, at present, as highly cultivated as the Central, Church and other tracts, yet, with the abundance of water running in the large canals, and the indomitable energy manifested by its people, it is only a question of a few years when Fresno will serenely rest as the center and supply depot of a thickly settled, prosperous system of colonies. We were more surprised to see what had been done and was being done in and around Fresno than we were when we first viewed the beautiful orange groves of Riverside and the picturesque, thoroughly cultivated rolling lands of that aptly named spot, Pasadena. Money, muscle and brain have made and are making the Fresno plains a vast orchard and vineyard section, and with the abundance of water that section has, and with its warm spring weather, its future as a county perfectly adapted to the successful cultivation of deciduous fruits and the vine is assured. Central, which is the oldest colony is a prosperous community. No matter what is cultivated, alfalfa,



ORANGE ORCHARD AND RAISIN VINEYARD.

fruits or the vine, all look thrifty. There is a home-like air about every place. There is the appearance of prosperity born of energy and industry, and there is a secured look of permanency about the tracts. Though oranges can be grown there, no attention is paid to them. There is no semi-tropic business about Fresno. It is regular old-fashioned temperate zone farming. Every man you meet does not look as though he wanted to sell out. He is there to stay. In southern California "sell," "sell," is the cry, and they are the wisest who sell at the present fancy prices of that section. Fresno has more water than all the southern colonies combined. Its soil is good. It has less fog, and perhaps more fever and ague, though the old settlers deny this. Land, uncultivated, sells at from \$40 to \$50 per acre, or about one-third of the price asked in Ontario and other southern colonies. It is nearer San Francisco. It is on a through line of railroad. Cultivated land, with improvements, sells at from \$100 to \$400 per acre, and they are as profitable as the \$1,500 per acre lands of southern California. No colony section of the State is filling up more rapidly. New houses are going up in every direction. In the town dwelling houses and business blocks are being erected as rapidly as lumber and brick and labor can do it. The boom is on in that section, and it is a healthy boom. Our impressions of Fresno are most favorable. It may not be as attractive as Riverside, but it has no hot-house air. It looks solid and healthy. If a man is determined to settle in a California colony, and has but moderate means, Fresno is the place for him.

FRESNO, CALIFORNIA.

ITS GREAT ATTRACTIONS FOR HOME-SEEKERS.

[Statement by REV. GEO. E. FREEMAN, from the Fresno Daily *Expositor*, Feb. 28, 1883.]

The following article has been prepared for us by the Rev. Geo. E. Freeman, pastor of the Congregational Church of this city, which he considers, and we believe to be a fair, reliable statement of facts as regards this region, and its recommendation to those seeking new homes, more favorable than the present ones:

Multitudes, in various parts of our land are now asking, "Where can I go to find a home, better for health, comfort and prosperity than the present one?" Many such inquiries have gone out into the great grain regions of the west and northwest, but, too often, only to find far more hardships, sufferings and failures than they fled from. The unwritten history of these regions, as we chance to know from personal acquaintance, in the rigors of the long winters, the frequent failure of crops, and in the burden of debts carried year after year, recorded, would fill many a sad and terrible page that few would care to read.

But, is there no place in this broad land of ours that may well attract such home-seekers, and fully realize to them all reasonable expectations? We believe there is, and that this location, about Fresno, California, whereupon we write, is the very place above all others.

LOCATION.

This city of Fresno is situated near the center of the county of the same name. This county lies directly across the celebrated San Joaquin (pronounced San

Wau-keen) valley, in its central parts, and is considerably larger than the State of Massachusetts. Its eastern boundary comprises the lofty range of the Sierra Nevada mountains, in their most elevated sections, capped with several peaks from 14,000 to 15,000 feet high, and seamed by valleys and gorges the grandest the eye ever looked upon. In this range, and close by, lies the far-famed Yo Semite valley. No grander region than this can be found on this continent, if in the world, for the explorer's foot to tread, or the artist's eye to scan. A large number of living glaciers has been discovered in the mountain gorges, almost within sight of this city. The west boundary of the county is formed of the Coast Range of mountains, noted for their picturesque beauty. The center and agricultural part of the county is made up of some 2,000,000 acres of level valley lands, of sandy loam, at present destitute of all grass or trees, but of some worth for grazing lands, and giving fair crops of wheat in especially wet seasons.

CLIMATE.

The climate here is the most superior. The yearly rainfall is so small as to be hardly taken into account. During many years, at least, the rainy, or even cloudy days, are thus few and far between, and in fact, do not exist from early spring until late fall. The clear, bright, intense sunshine is the general rule. The lowest range of the temperature will scarcely touch 20 degrees in the most extreme cases, and seldom goes below 35 or 40 degrees. This winter snow fell once to the depth of about an inch,—the first seen for 17 years—but vanished in an hour or two. In mid summer the heat for awhile, especially at mid day, becomes excessive, sometimes rising to from 100 to 110 degrees, and this for several days at a time. But even at this time the nights are cool and enjoyable for sleep; while, in the interval of months between the coldest and the hottest weather, the climate is all that the most fastidious can demand. This extreme heat is quite as endurable as that of the East. Farmers work freely in the hottest sun, and a case of sunstroke is almost unknown. Then the grand old mountains within clear view, afford capital retreats for comfort and recuperation from any passing torrid wave.

HEALTH.

This question of health is a vital one with many, and how does this region answer this? Taken in all its relations, we may declare it, without hesitation, to be one of the most health-imparting climates in the world. It is true, it has no magic power to restore every broken-down constitution, enervated by sin and suffering until it has become a mere wreck. We do not advise confirmed consumptives to come here for a cure. Every such case, here, as in all other places, must make an experiment of its own, which may bring relief, and which may hasten death, as any change to such too often does. Many such indeed have come to this region and been relieved, even restored; while others have wholly failed of any benefit. But for many diseases, this climate has the most efficient healing power. It has such for all asthmatic, bronchial, or catarrhal affections; in most cases producing immediate relief, and ultimate cure. A gentleman coming here a few months ago, with dyspepsia of many years standing, so terrible as to make him pray for death, tells us that he can now eat regularly his square meal, and works every day out upon his farm, preparing the home where he anticipates many years of health, happiness and prosperity. Rheumatic troubles here, as in all other climates, often hold their victims in the vise of pain and suffering, yet even many such sufferers can come here and very soon

forget that they ever knew such an affliction. In the summer and autumn seasons, occasional cases of malarial fever occur, but as yet these are not nearly as common as have been experienced in the northwestern States and Territories during the past few years. Life here is very largely an outdoor life. Houses are built for the freest circulation of air. There are but few days of the year wherein the common invalid cannot go forth and spend several hours in the bright sun, riding or walking, breathing in the life-giving air. Here at mid-winter, we are sitting in our room without a fire, and this in clear view of the grand peaks of the Sierras, glistening white in their mantles of deep snow, and we can go out and drive many miles without the protection of any overcoat. Still, at this time of year, the chill of the air often becomes such that thick, warm clothing is desirable, and the comforts of a fire upon the hearth, morning and evening, afford a luxury. Perhaps the most unpleasant feature of the climate, especially to invalids, is found in the severe winds that now and then course the length of this valley, often raising clouds of sand, not at all pleasant to confront, and yet these are but zephyrs compared with many of the blizzards and cyclones of the west and northwest. To come to this place directly from the rigors and storms of an eastern winter—especially such as the present—is a happy change that must be realized to be fully understood. We think it would be hard to find a man, outside of a lunatic asylum, who would desire to make the change back again. We have not yet seen such an one.

INDUSTRIES.

But it is the marvelous resources of this region for agriculture that is now giving it its great renown, and promises to make it in the near future little short of an earthly paradise,—one of the most attractive, desirable, and prosperous regions in our land. Originally this vast valley is little other than a sandy, arid desert. But it is found that flooding with water makes it the most productive of any known lands. It proves itself to be especially adapted to grape culture. This neighborhood of Fresno is so situated between two rivers on either border, that almost its entire surface may be irrigated by ditches leading from these rivers in various directions; which rivers, being fed from the mountain snows, give an inexhaustible supply of water the year round. A large number of such ditches have already been opened at a cost of some \$2,000,000 or \$3,000,000, and these waters are now found circulating freely over many thousands of acres of land, which will be increased to many more thousands within a year or two. It has now been but 7 or 8 years since this irrigating process was begun, and then, as a blind experiment; but, already, the results have been most marvelous and satisfactory. At once the great experiment of grape and fruit culture was begun. Several colonies were formed, came in, and bought lands, and proceeded to establish their new homes. One result of this experiment has been the planting of this prosperous city of Fresno, which a dozen years ago was only a barren desert, but now is a pleasant city of marvelous growth and intense life. Within the past year it has doubled its population, and now comprises a city of about 3,000 population; a large proportion of which are as intelligent, refined, upright and desirable a class of citizens as can be found in any city of like size on this coast. Everything is indeed new and in the formation process. Gigantic brick structures are on all sides in process of erection for hotels, stores and banks; while homes are rising up as if by magic upon the plain on every side. Good schools are in operation; several churches have completed their organizations, and are going forward

in their good work; and all the needed appliances are being set in operation for the very best intellectual, social and religious culture of a city, that, in the near future, is to be one of the most populous and prosperous cities of this great State. But it is in the country surrounding the city that the most significant processes are in operation, and the most marvelous resources of the region revealed. Following the introduction of water upon the thousands of acres in this vicinity, they have been cut up into small farms of 20, 40, or 80 acres, and sold to the incoming settlers who have at once proceeded to level their lands and sow their alfalfa for hay, or set them out to vines and fruit trees. Experiment has shown that these lands, and this climate, are wonderfully adapted to the culture of the grape, and also of almost all kinds of fruits, especially those of a semi-tropical nature. The yearly growth of vines and trees is of the most marvelous kind, securing results in 3 or 4 years that could not be secured in twice or 3 times that period in any other land. Thus, last year, vineyards and orchards but 5 years old, produced large remunerative crops; even rising as high as \$200 or \$300 an acre. One gentleman assures us that less than 2 acres of peach trees 6 years old repaid him \$500. Others have done even better. A drive over the various outlying colonies reveals a scene of industry and thrift, beauty and prosperity, scarcely to be credited except by seeing. Homes are decorated by ornamental trees that seem to be a score rather than a half-dozen years old. Most of the farms are of the 20 or 40-acre size—preparing at once for a very dense population; and it has already been found that a 20-acre farm is fully sufficient for an ordinary family to make a good living, even to acquire wealth. The fruits in most general culture and found to be the most remunerative, are the peach, plum, pear, apricot, nectarine and fig, with many smaller kinds, that come in to fill up vacancies. These all mature of the most superior quality, and so early as to command a ready and remunerative market; while, by present processes of drying and canning, the markets of the world are thrown open to the producers. In regard to all these fruits, the demands are far beyond the supply, and are likely to be for many years. The citrus fruits, such as oranges and lemons, can be raised here, but as yet, the young trees need so much protection from the winds of the winter that their culture has not become general, as a reliable industry.

The leading industry, as yet, and probably will be for many years, is grape culture. Vineyards are found in this locality, ranging all the way from 3 and 5 up to 400 acres. The most of the grapes thus produced have so far been devoted to wine making, and for this end the yearly product from vines 4 years old and upward is very large, ranging from \$150 to \$250 an acre. But it has been found that this location is especially adapted to the raisin grape. The fruit for this purpose matures here to perfection, while the climate affords the best facilities for curing and preparing the crop for market. Thus a vast proportion of the vines now planted are for this purpose of raising production. Already several, working for this end, have secured vineyards bearing large crops, and have cured and marketed yearly thousands of boxes of raisins, standing in the market equal to the best foreign raisins, and commanding as high a price. This business is doubtless to be, at least, one of the leading industries of the future, and one that is likely to pay the very best returns, while the work connected therewith is both light and pleasant, suited to women no less than to men. To the careful, painstaking lover of gardening and horticulture, the production of these fruits and grapes seems to be the enjoyment of a constant

recreation, rather than the enduring of repulsive, wearing toil and drudgery.

But, it may be asked, "Are there no drawbacks, no dark side to this work of establishing a prosperous home in this vicinity?" There are doubtless such, and we would not overlook them. As far as climate, growth and products are concerned, there seems as yet to be few offsets, whatever the future may reveal. The process of irrigation insures a full crop every year, and this, so far, has matured to the highest perfection, without any enemies to affect the results. Many might regard it a drawback that lands are held at seemingly such high prices—raw lands ranging from \$20 to \$60 an acre. This seems to exclude the poor man at once from even the securing of a 20-acre farm. But this is not virtually so. The terms of payments for these lands are made so easy to actual settlers, that very many find it easy to meet the conditions, and secure their homesteads, with very little ready money to pay at the outset. A man informed us a few days ago that he commenced 7 years ago, worth 50 cents, and a family to care for. He worked and secured his 20 acres, then proceeded to level and plant them. This year he has found himself in clear possession; has sold his farm for over \$3,000, and bought for cash 40 acres, which he is now planting, and upon which he is building a commodious house, and all paid for.

Another point that seems to present a drawback is the fact that it requires at least 3 or 4 years to mature vines and trees, so as to make any return for a living. This is indeed true, and it is very desirable that those settling here should have some means of support during these first years, that will tide them over this, the really hard period of their enterprise. If one can come here in possession of \$1,000 or \$2,000 his course is all easy enough, and in a very few years he finds himself with an independent income, and a homestead that originally cost him \$50 an acre, has come up to the value of from \$500 to \$1,000 an acre. But it is not impossible to tide over even these first years without great hardship. If one has a trade, or is willing to work for others, plenty of employment and good wages can usually be secured. At the very outset several acres of alfalfa can be planted, which at once matures into a crop, for hay. Under irrigation, from 4 to 5 crops of this grass can be harvested yearly, producing from 1 to 2 tons per acre, at each cutting, which now sells at from \$10 to \$15 a ton. Also domestic animals, a cow, some pigs, and poultry can be kept, which almost afford a living in themselves. The favorable climate makes the cost of building very small indeed. The great struggle comes indeed in these few first years, which can be easily overcome with vigorous self-denying industry, or with \$1,000 or \$2,000. After this, according to present experiences, the profits become large, and one may be assured of an income, that with light and pleasant labor, will make an enduring prosperity, and give him a home as near an earthly paradise as can be found upon this continent.

It is in the full faith that the statements herein made will bear the fullest test of experience, and that it may be doing a kindness to multitudes all over the country in thus informing them of this location, and giving them a chance to make fuller inquiry regarding it, that this article has been written. The writer has been within the past few years, permitted to explore very extensively the vast regions of the west and northwest, so extensively advertised and highly recommended for homes of comfort and prosperity, but he can truly say that this is the first location he has ever found which he would recommend to the seekers of new homes, whether for purposes of health, comfort or profit. All these are offered here upon the

most favorable terms, and we have yet to find the seeker who feels that he has made a mistake in coming here and establishing his habitation.

GEO. E. FREEMAN,

Pastor of Congregational Church, Fresno, Cal.
February, 1883.

CLIMATE.

For the benefit of our friends in the East, who may not know the fact, it may be said that the climate of California, and particularly that of Fresno county, is simply one of continual summer; the most delicate plants and flowers thrive and blossom out of doors every month in the year. For invalids there can be no better medicine than to be out of doors all day in that warm, dry atmosphere, superintending work in the vineyard and orchard. It is a perfect sanitarium for those troubled with diseases of the throat and lungs.

What a wonderful contrast of climate is here presented as compared with that of the States east of the Sierra Nevada, where for 6 months every year the entire country is locked up in ice and snow, entailing untold suffering, and causing the farmer and his stock to consume in idleness during the winter the fruits of his hard labor during the previous summer. As has been well said of the

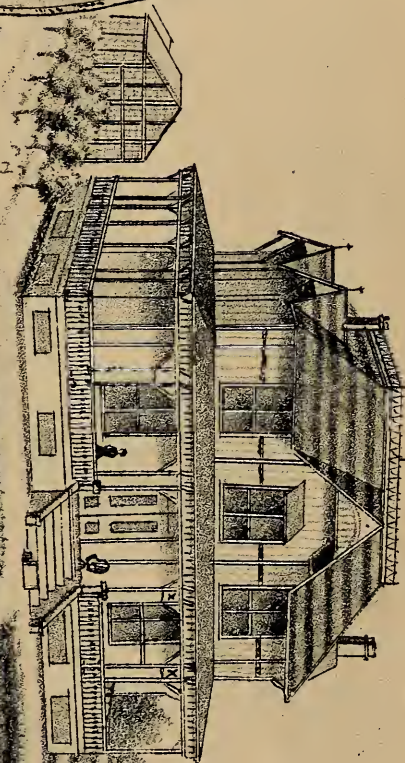
ATTRACTIONS OF CALIFORNIA CLIMATE

the greatest inducement to settle in California is undoubtedly the comfort and salubrity of our climate. There is as good soil in other parts of the world, there are equally good markets and commercial facilities, and probably as high a standard of mental and social culture; but nowhere are all attractions combined under such a bright sun and kindly atmosphere as in California. While our Eastern friends sit shivering in the bright light of their ample fires, or venture abroad muffled in furs or wraps, like the Laplanders or Esquimaux; their stock housed in expensive buildings, their lakes and rivers a frozen mass, and their spirits broken by the dreariness of their winter skies; the Californian works daily in the bright sun, his cattle browsing on a thousand hills; he buys his ice if he needs any, and his heart is warmed and enlivened by the charm of his surroundings. In winter the grass grows, the birds sing, and the senses are delighted with all the outward manifestations generally associated with the spring-time of nature. The hills are green with the growing vegetation; the valleys are carpeted with countless flowers. The farmer exults in his growing crops, and the miner rejoices as he wrests his golden treasures from the earth. California dons her emerald garments with the new year, and this is the time for incredulous strangers to visit us and be convinced.

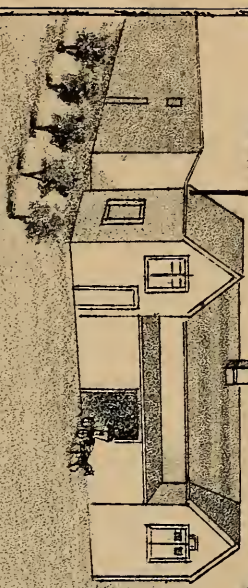
The following testimonial may be added under this head:

THE HEALTHFULNESS OF FRESNO COUNTY.

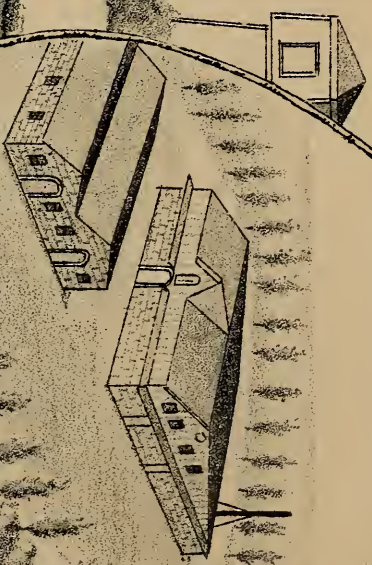
Residents of the plains of this county are not, and as far as we know, never have been, subject to "chills," or other malarial sickness. Except in a few low river bottoms, where the winds do not blow, and a few localities affected by local causes of sickness, this entire county possesses the most healthful climate we have ever experienced. As evidence, we would refer to the fact of our almost absolute exemption from typhoid,



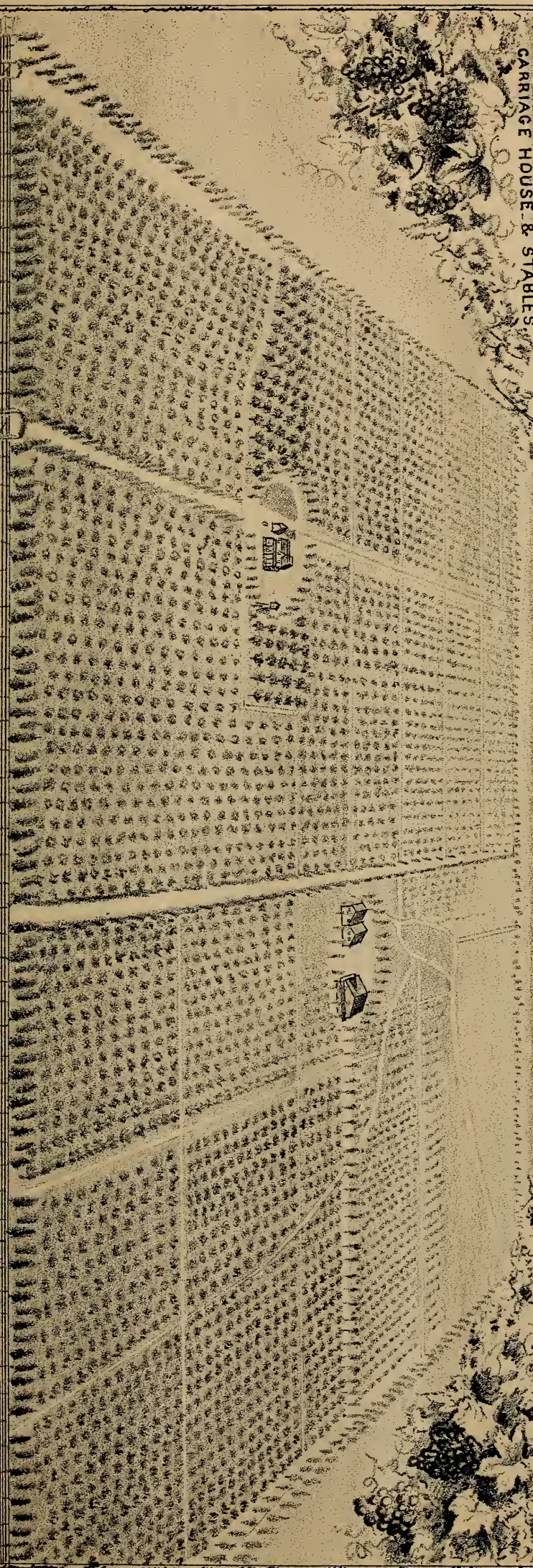
RESIDENCE OF ROBERT BARTON, ESQ.



CARRIAGE HOUSE & STABLES.



WINE CELLARS & WINERY.



BARTON VINEYARD 3 MILES EAST OF FRESNO, FRESNO CO. CAL.

intermittent, and other fevers, and the absence of diphtheria, scarlet fever, meningitis, etc.

LEWIS LEACH, M. D.
CHESTER ROWELL, M. D.
M. DUNCAN, M. D.
OTTO FROELICH, Cashier Bank of Fresno.
H. S. DIXON, Attorney-at-Law.
R. H. FLEMING, Stable Keeper.
KUTNER & GOLDSTEIN, Merchants.
A. S. GOLDSTEIN, Tinsmith.
SILVERMAN & EINSTEIN, Merchants.
R. H. BRAMLET, Superintendent of Schools.
W. D. CREED, District Attorney.
GILLUM BAILEY, County Judge.
J. W. FERGUSON, Editor *Fresno Expositor*.
C. G. SAYLE, Attorney-at-Law.

NORDHOFF ON CALIFORNIA.

[From "California; For Health, Pleasure and Residence," by CHARLES NORDHOFF. Harper & Brothers, New York, 1882.]

SOUTHERN CALIFORNIA FOR INVALIDS.

A friend and neighbor of my own, consumptive for some years, and struggling for his life in a winter residence for 2 years at Nice and Mentone, and during a third at Aiken, in South Carolina, came, one October, to Southern California.

He had been "losing ground," as he said, and, as his appearance showed, for 2 years, and the previous summer, suffered so severely from night-sweats, sleeplessness, continual coughing, and lack of appetite, that it was doubtful whether he would live through the winter anywhere; and it was rather in desperation, than with much hope of a prolonged or comfortable life, that he made ready for the journey across the continent with his family.

In January following I was one day standing in the doorway of a hotel at Los Angeles, when I saw a wagon drive up; the driver jumped out, held out his hand to me, and sung out, in a hearty voice: "How do you do?" It was my consumptive friend—but a changed man.

He had just driven 60 miles in 2 days, over a rough road, from San Bernardino—there was no railroad in Southern California in those days. He walked with me several miles on the evening we met; he ate heartily and slept well, enjoyed his life, and coughed hardly at all. It was an amazing change to come about in 3 months, and in a man so ill as he had been.

"I shall never be a sound man, of course," he said to me, when I spent some days with him, later, at San Bernardino; "but this climate has added some years to my life; it has given me ease and comfort; and neither Nice, nor Mentone, nor Aiken are, in my opinion, to be compared with some parts of Southern California in point of climate for consumptives."

This was nearly 10 years ago, and in those days there were few conveniences and no comforts for invalids in Southern California. The climate, which enables consumptives to live out-of-doors almost the whole time, was pretty much the only advantage which offered itself in those days; and the poorly cooked food, the rough roads, the scanty accommodations, and, above all, the lack of knowledge of what spots are most favorable to certain forms of disease—all these made the search for health, or for comfortable and enjoyable existence, at that time, a matter of some difficulty.

Since then, all this has changed. Hotel accommodations, at all the resorts for invalids, have greatly improved; and new points have been discovered by the care of competent and skillful physicians, and the experience of numbers of persons in weak health, especially consumptives; so that the seeker after health has now the opportunity to try a much larger variety of climate, and to get comfortable and even luxurious accommodations in places where, 10 years ago, he had to put up with hard fare and lodgings. Moreover, the extension of the Southern Pacific Railroad system has brought the best health resorts within easy reach of invalids; and where a day's drive is necessary, that is an advantage rather than otherwise, because the seeker after health will get more of what he wants in the sunshine and open air than in houses or cars.

There is no longer any doubt of the very great and often surprising beneficial influences upon diseases of the throat and lungs, of the dry and warm winter climate of Southern California. One may meet in every county of this part of the State people who, having tender throats or lungs, came hither from the East or Europe, and have made a complete recovery. I know myself, not dozens, but hundreds of instances, of men and women who would have perished in the more Eastern part of the United States, though for the greater part these were not what are called "confirmed invalids"—they were men and women to whom our Eastern winters are seasons of discomfort and dread, of "staying in the house," coughing, depressed spirits, and doctor's bills—who, after a winter in California, found themselves capable of enduring fatigue and exposure with enjoyment, and who had lost that uncomfortable consciousness of "having a throat," which is so often the bane of life among us. That the climate, with proper care in living, will eradicate the tendency toward consumption and throat and lung troubles, there is now a very large amount of evidence to prove; as also that it will insure to the actual consumptive—to a person already stricken with this disease—a much larger remainder of comfortable life, and of enjoyment, than is attainable elsewhere in this country.

Experience has shown that it is not prudent for invalids or health-seekers to settle directly near the seashore anywhere in California.

The sea-air, there as here, is not auspicious to those with weak lungs or throats. But it is surprising how slight a removal from the sea makes all the change needed.

THE AGRICULTURAL WEALTH OF CALIFORNIA—THE GREAT VALLEYS.

To an intelligent and observant traveler who has time, no part of the United States, and I am almost tempted to say no part of the world, offers so interesting and instructive a spectacle as he may find in these great valleys of California at this time. It is the spectacle of brains applied to farming in the best manner, and, at the same time, in ways so novel as cannot but delight the observer.

Irrigation is turning the Sacramento and San Joaquin valleys into a vast garden; and here has begun the first experiment in irrigation on a great scale which the Anglo-Saxon race has undertaken. It is already a great and remarkable success; and our American farmers, who have had to adapt themselves in so many curious ways to the exceptional seasons and climate of California, have now proved beyond peradventure that they, better than Hindoos, or Portuguese, or Chinese, or Spaniards, or Italians, can lead down the streams on hitherto sterile plains, and manage water intelligently and effectively, and, what is more, very profitably.

When the first edition of this book was issued, in

1871, there were 2 or 3 irrigating ditches in Los Angeles county, one in the San Joaquin valley, the Farmers' Ditch near Visalia, and none of any extent or importance elsewhere in the State. There was much talk of building canals and tanks on a great and costly scale; but it was still doubted whether farmers—Americans and English-speaking men—would adapt

I find that in these 10 years whole colonies or settlements of English-speaking people have not only been collected, but have become permanently prosperous and independent, and many of them wealthy, by the judicious practice of irrigation. I find now miles of valuable orchards where 10 years ago cattle were roaming, and cultivated fields where before were only



HONEY FARM, FRESNO COUNTY.

themselves to this novel species of culture. Returning to California after 10 years, I am amazed to find many thousands of acres of land under irrigation, planted to orchards, or vines, or growing alfalfa and grain, which land formerly was thought sterile and worthless. I find not hundreds but thousands of pleasant homesteads where before was absolute desert.

sheep picking up a scanty living for a few months of the year; and I find that the question whether our race can practice irrigation of land, and do it well and profitably, is settled beyond a peradventure.

Not only this, but another equally important question is settled—there is water enough for all uses; and that which seemed to me 10 years ago so desirable.

and yet so far off, is as good as done—the whole great valley system of California, with its healthful climate and its wonderfully fertile soil, is open to the profitable and happy settlement of a farming population, so far as the overcoming of natural obstacles goes. * * In subsequent chapters I shall endeavor to show Eastern and European farmers and capitalists how profitable and of what easy application this novel feature of agriculture is in the climate of California. It is evident that irrigation is only in its infancy here. * * It is the great and uncommon variety of the agricultural products of California which surprises every one who examines the farming country. There is no region inhabited by English-speaking people, and having a well-settled government and a well-ordered society, in which this variety is anything like so great, or in which the arrangement of the seasons is so advantageous to the cultivator.

As I drove out from Los Angeles into the country on a January morning with a friend, we met a farmer coming into town with a market-wagon of produce.

It was a cloudless, warm, sunny day, and the plain where we met him was covered with sheep suckling their lambs, for in January it is already lambing time here. The farmer's little girl sat on the seat with him, a chubby, blue-eyed little tot, with her sun-bonnet half hiding her curls, and a shawl, which her careful mother had wrapped about her shoulders, carelessly flung aside. To me, fresh from the snowy plains and Sierra, and with the chill breath of winter still on me, this was a pleasing and novel sight; but the contents of the man's wagon were still more startling to my Northern eyes. He was carrying to market, oranges, pumpkins, a lamb, corn, green peas in the pod, lemons and strawberries. What a mixture of Northern and Southern products! what an odd and wonderful January gathering in a farmer's wagon!

Around us the air was musical with the sweet sound of the baa-ing of young lambs. Surely there is no prettier or kindlier sight in the world than a great flock of peaceful, full-fed ewes, with their lambs, covering a plain of soft green as far as the eye can reach. All the fence corners, where there were fences, were crowded with the castor-oil plant, which is here a perennial, 20 feet high—a weed whose brilliant crimson seed-pods shine like jewels in the sunlight. Below us, as we looked from a hill-top, lay the suburbs of Los Angeles, green with the deep green of orange groves, and golden to the nearer view with their abundant fruit. Twenty-one different kinds of flowers were blooming in the open air in a friend's garden in the town on that January day; among them the tuberose, the jasmine, and the fragrant stock or gillyflower, which has here a woody stalk, often 4 inches in diameter, and is, of course, a perennial. The heliotrope is trained over piazzas to the height of 20 feet; and though the apple and pear orchards, as well as those of the almond and English walnut, will continue bare for some time, and the vineyards, just getting pruned, look dreary, the vegetable gardens are green as with us in June, and men and boys are gathering the orange crop.

FRESNO.

Plant growth is more rapid and luxuriant in California than in any of our Eastern States. "In Fresno county I saw, in 1881, grapevines, planted as rooted cuttings in the previous February, and receiving only irrigation and common field culture, which had made canes 7 feet long and as thick as my middle finger, and in many cases contained bunches of grapes. * * * They showed me apricot trees budded on almonds, one of which in 16 months from the budding bore 107 pounds of ripe fruit. A farmer showed me 2 acres of

raisin grapes which were planted as rooted 'cuttings' in the spring of 1877, and from which he made, in the fall of 1878, only 18 months after planting, 140 boxes of raisins. In the following year his crop from these 2 acres, then less than 3 years planted, was 503 boxes of raisins, which brought him over \$600 clear money. In the fall of 1881 his net gain from the 2 acres was \$727; and he and his son, a lad of 16, had done all the work on this vineyard, except 5 days of hired labor.

"This man told me he had farmed in Iowa and Kansas before coming to California, and he had made more money from 2 acres of raisin grapes than off 160 acres of corn land in Kansas or Iowa.

"From 4-year-old raisin grapevines another farmer showed me that he had netted last year \$100 clear money per acre; and from 6-year-old vines \$200 per acre.

"I could go on with such instances to the end of a long chapter; I give these only to show what the soil and climate do in California, with water and with careful, thorough culture. Without the last, nothing will or ought to do well."

DESIRABLE COUNTRY FOR SETTLERS.

Contrary to a too widely diffused belief, it is not a country in which men acquire wealth or competence suddenly or without hard work. What I like in California is, that with persistent labor on the land a man can there acquire means and a competency more quickly and more surely than elsewhere in this country. Labor is not needless there—on the contrary, the California farmer, to be successful, must maintain a cleaner and neater cultivation than we often see in the East. But, doing this, the rewards for his toil are much greater than anywhere in the East. And, moreover, the mild climate relieves him of a great deal of drudgery and painful toil of the Eastern farmer.

Nowhere, either in America or Europe, have I seen such careful, thorough culture of the soil as in the orchards and vineyards of California. To the eye of a countryman no sight is lovelier than that of hundreds of acres all under the most perfect tilth—not a weed anywhere, not a furrow out of place, not a foot of soil neglected. That is what one sees in those parts of the State where men farm with brains, and where they know that such farming is sure to bring great results.

California is, as I have said in previous chapters, the land for small farmers. On 20 acres I have seen hundreds of men make a comfortable competence. Nowhere in the world is a "little land well tilled" so valuable and sufficient.

For farmers of moderate means, say from \$1,000 to \$3,000, there are in all parts of the State profitable and pleasant locations in abundance; and, as previous chapters show in some detail, a great variety of special crops offer themselves to such men, who need not undertake wheat culture, and in my judgment, ought not to, because they can do better on small farms of 20 to 40 acres with grapes or orchard fruits. I strongly advise new-comers with a small capital to content themselves with small farms; by good cultivation men may make far more from 20 acres rightly planted, than from a square mile of wheat.

Moreover, it cannot be too strongly stated that California is, for small farmers, still an open and almost unexplored land. The best lands are still cheap; the best locations are by no means all taken up; the most profitable cultures have just fairly begun; and the farmer who settles himself out there in the next 10 years has a better chance of success than those who settled 10 years ago, because he has the experience gained in the past 10 important years to go upon.

LETTERS.

LETTER FROM MRS. JEANNE C CARR—
OUR COLONIES.[From the Fresno *Expositor*, January 17, 1877.]

[We append herewith copies of letters recently written by Mrs. Jeanne C. Carr, wife of Dr. E. S. Carr, Superintendent of Public Instruction in this State, and late Professor of Agriculture in the University of California. The Doctor and his estimable lady lately visited this county in the interest of some friends in the East, who are desirous of coming to California, and wished to learn which part of the State offered the greatest inducements. The letters pay a very high compliment to this county, coming from the high source they do. Such flattering testimonials cannot fail of doing great good to our county.]—ED. EX-POSITOR.

SACRAMENTO, CAL., January 12, 1877.

Mr. M. Theo. Kearney:

Dear Sir—You are quite welcome to make any use you see fit of the letter, which was written for plain people about plain facts, without intention of publication. I think "Our Colonies" are the most hopeful thing in California—a solution of the problem how to keep our young people out of the overcrowded cities, and away from the unhealthy excitements of speculative life. Dr. Carr has often alluded to this in his lectures, and gave a chapter to "Agricultural Communities" in his book, published last year by Mr. Bancroft. If a new edition should be required, we shall put in full descriptions of all the California Colonies, of which Fresno will undoubtedly take the lead.

Yours, truly,
JEANNE C. CARR.

SACRAMENTO, CAL., December 17, 1876.

R. B. L. Westover, Esq., Castleton, Rutland County,
Vermont:

Dear Sir—As I promised to write you about our colonies as soon after my return as I should find an opportunity of visiting them, I take pleasure in giving you a few notes concerning the Central California colony, at Fresno. "Seeing is believing," you know. About 2 weeks since, Dr. Carr and myself paid a visit to this much-talked-of spot, and I can say confidently that there is no exaggeration in what is claimed for it. The land is of the very best quality, water abundant and unfailing, the climate all that could be desired, communication with markets easy, and a better class of inhabitants cannot be gathered in any New England town.

We examined and inquired into everything as thoroughly as if we were going to move there this season. We have known Mr. Marks, the superintendent—long a successful teacher in San Francisco—ever since we came to the coast. Taking the easy terms into consideration, I do not think there is another such chance offered for securing pleasant homes in California. Tell any of our Castleton friends that the Central California colony is the place for what Dr. Carr calls "intensive" agriculture—"a little farm well tilled." As much can be raised on 20 acres as on 200 acres with you. Alfalfa is a sure crop, and the raisin culture promises to be an industry of a permanent and remunerative character. One thousand dollars for 20 acres, payable on the installment

plan, secures a home where oranges, walnuts, almonds, raisins, grapes of all kinds, cherries, pears, plums, nectarines, the small fruits, poultry, fish, etc., may be had for less labor, and with fewer privations, than elsewhere within our knowledge. Schools already provided for, and a new Grange hall has just been built, which serves as an assembly room. I think, knowing what I do of Vermont and California, I should not hesitate to make the change, even at considerable sacrifice. With regards to your family,

Yours, truly,
JEANNE C. CARR.

LETTER FROM DR. OLIVER HOLDEN,

President of the Cal. Raisin and Fruit Co.

Office of the Cal. Raisin and Fruit Company, }
SAN FRANCISCO, Oct. 27, 1879. }

M. Theo. Kearney, Esq.:

Dear Sir—In reference to the farming lands at Fresno, for persons of moderate means who wish to acquire pleasant homes, I would say, there are several reasons why a home at that point is desirable. In the first place, it is of vital importance that a healthy locality should be selected; second, cheap and productive lands are desirable; third, plenty of water for irrigation is essential to successful farming, but more especially in the cultivation of trees and vines; fourth, the season must be long, warm and free from fogs to obtain the best results; fifth, easy access to a railroad, as cheap transportation is of great importance to every farmer; sixth, good society, accessible schools and churches; these and many other advantages possessed by Fresno county, which I might name were it necessary, are good and sufficient reasons why that county is more desirable for a home than most any other place in this State with which I am acquainted. Nearly all the lands around the town of Fresno are peculiarly adapted to the cultivation of almost any kind of fruit, but more especially the raisin and wine grapes. The raisin grape here develops to a remarkable degree, possessing, as I am informed, from 5 to 7 per cent. more saccharine matter than is developed in any other locality in California. This fact alone is very important to all who contemplate embarking in raisin making. All the different varieties of wine grapes grow to great perfection and make as fine flavored wine as is produced in France or elsewhere, except the choicest Chateau wines. A very large winery owned by the Eisen Brothers is now in full and successful operation turning out choice wines and brandies. Almost every variety of vegetation grows to perfection in this soil when water to irrigate the land is properly used. Another and important reason, in addition to the above, is that an inexhaustible supply of water for irrigation, conducted by the numerous canals leading into Fresno, is assured, from Kings river, as well as from the San Joaquin river. I have examined many sections in our State with the special object in view of locating at some desirable point where semi-tropical and other fruits could be most successfully grown, and after careful research I have come to the conclusion that Fresno offers better inducements to small farmers and those seeking pleasant homes, and where the cultivation of fruits may be profitably carried on, than almost any other spot in California. In proof of this opinion I could cite many instances of those who are now successfully conducting both small and large farms, growing fruits, wine and raisin-making, etc.; notable among the number are Prof. W. A. Sanders, Messrs. Eisen Brothers, Miss

M. F. Austin, Mrs. J. A. F. Smith, Mr. Jas. McNeil, Messrs. Geo. H. Eggers & Co., Mr. S. A. Miller, Mr. A. F. Covell, Mr. Ray White, and others, all owners and successful cultivators of the soil. With the abundant facilities for irrigation, all kinds of grain and other crops can be grown *every year*, without fear of dry seasons and consequent failure of crops. With all these advantages what more can be desired to make a home pleasant and profitable?

Yours truly,

OLIVER HOLDEN.

LETTER FROM W. B. WEST, Esq.

Mr. West is a practical orchardist and vineyardist of many years' experience in the San Joaquin valley, and has recently returned from an extended visit to France, Germany and Spain; his object being the study of the wine and raisin interests of those countries.

STOCKTON, CAL., October 21, 1879.

M. Theo. Kearney, Esq.:

Dear Sir—In answer to your request that I give my opinion of the land known as the Easterby Rancho and its surroundings, as to its adaptability for the culture of fruits, and particularly for grapes, I will say that I have known the locality many years, and although I have never been upon the ranch, I have always believed that neighborhood to be one of the most promising and desirable sections of the State for the cultivation of fruit, and especially for the grape. The advantages for irrigation are unsurpassed, and I hold that no land will ultimately be of so much value as that which can be irrigated.

You have in that abundant supply of water a constant source of fertilization, and also the greatest check that is known to the ravages of the phylloxera. The cultivation of the grape for wine is now no experiment. Mr. Eisen, your neighbor, has shown that good white and red wine can be successfully made. I was shown wine at his cellars, the product of his vineyard, that will compare favorably with almost any produced in this State. I must confess that I was surprised at its merit.

The Muscatella grape shows a wonderful fecundity. Vines that had only attained the age of 3 years were producing an abundant crop of sweet and delicious grapes. There is no doubt about the future of the raisin culture, when the cultivators have acquired more experience in curing and packing.

The peach, apricot and plum trees are healthy and productive. I see no reason why they cannot be made profitable to the canners or as a dried product. All these branches of industry can be extended almost indefinitely; there is no limit to the amount of *good* white and red wine that can find a market on this coast and in the Eastern States. We have not yet stopped the importation of foreign raisins. We still receive invoices of Eastern canned peaches. Our canned apricots find ready sale in the European markets. Our prunes are gaining favor both at home and in the East, and when our orchardists conclude to give up their American modes of curing them and adopt the old tried French methods, they will find that instead of receiving the lowest price in the market they can command as high a rate as the best French prunes.

The question of water supply has been raised and some people doubt the ability of the river to supply the wants of so large an area of land as has been segregated for irrigation. I believe that by a judicious application of water in the winter or spring—which is the only time that it should be used upon grape-

vines—summer irrigation can be dispensed with, or applied to other crops which need it at that time.

In conclusion, allow me to say that if I were a young man, or if there was a necessity for me to gain my living, I know of no place where there are better facilities for acquiring a competency than on the irrigated lands of Fresno county.

Yours, truly,

W. B. WEST.

LETTER FROM R. B. BLOWERS, Esq.

Mr. Blowers has been engaged for years past in the growth and curing of raisins, and is now producing a quality of raisins of which California may well be proud. They command a higher price and readier sale than any other brand, foreign or domestic, offered in this market, and received the highest award and a medal at the Centennial Exhibition in Philadelphia for the best raisins.

WOODLAND, YOLO Co., CAL., February 17, 1877.

M. Theo. Kearney, Esq.:

Dear Sir—Some weeks ago I paid a visit to the Central California colony at Fresno. I was much pleased with the appearance of the soil, and its evident adaptability to the growth of fruit of almost every variety. For raisin culture you have *many* advantages—dry, warm climate, long season, enabling the vines to grow and perfectly ripen the second crop, no danger from mildew, plenty of water for irrigation, which is ample protection against that destroyer of vineyards, the phylloxera, and freedom from rain in the fall, enabling the grower to make the first crop of raisins without danger of injury, and only needing an evaporator for finishing the second crop. I think this generation will pass away before the markets of the world are overstocked with good raisins. I hope the colonists will have the foresight to leave fence-building to the stock-growing communities, except a wire-fence around a pasture lot. Nothing is so unproductive as a fence. It would detract much from the beauty of the colony (and it will be a beautiful place) to have a multitude of fences to obstruct the vision. I would be pleased to meet Mr. Marks and yourself at Woodland, at any time.

I am yours truly,

R. B. BLOWERS.

PRICE FOR GRAPES.

CONTRACTS FOR CROP FOR FIVE YEARS AT TWENTY-FIVE DOLLARS PER TON.

The following letter explains itself:

EISEN VINEYARD, FRESNO Co., Nov. 30, 1879.

M. Theo. Kearney, Esq.:

Dear Sir—In response to your inquiry I have hereby the pleasure to state that I think your section of land, formerly the Easterby Rancho, very suitable for the cultivation of grapes, some part of it very superior, being level and of a rich soil, sub-irrigated now to a great extent, which will save a great deal of labor and expense to the future occupant.

From settlers of the county who will cultivate the wine grape, I will buy their products for the next 5 years at \$25 per ton, provided they plant suitable

kinds of vines. The cultivation of grapes in this county, where water for irrigating purposes can be obtained, will eventually make it one of the richest portions of California.

Yours, very truly,
FRANCIS T. EISEN.

OFFICE OF THE
FRESNO CANAL AND IRRIGATION CO. }
FRESNO, CAL., April 16, 1883.

M. Theo. Kearney:

Dear Sir—I have examined the tract of land west of Fresno owned by you, and find that it is exceptionally level; and that it can all be readily irrigated by branches from the canals of this company.

Yours truly,
GEO. MANUEL, C. E.
Engineer F. Canal and I. Co.

OFFICE OF THE FRESNO COUNTY BANK, }
JOHN W. HINDS, President.
FRESNO, CAL., March 6, 1883. }

M. Theo. Kearney, Esq.:

Dear Sir—In reply to your request for my opinion of the seven thousand acre tract of land in the north-west portion of Township 14, range 19, near the town of Fresno, I would say that I have, in a general way, made a personal examination of the land, and I am free to say, that in my judgment it is an exceptionally valuable piece of property.

The soil is exceedingly uniform in character, of a dark-brown alluvium, which, being mixed with a moderate quantity of sand, can easily be cultivated, is particularly adapted to the use of water for irrigation, and with irrigation will undoubtedly prove very productive. This class of soil, while being well adapted to the growth of grain, vegetables and grass crops, I consider pre-eminently adapted to the production of the finest grades of raisin and wine grapes, and of apricots, nectarines, peaches, pears, plums and other fruits.

There are one or two other features of this tract which are particularly noticeable. One is the remarkably level character of the land, obviating almost entirely any expense for leveling the land for irrigation, and another feature is the entire absence of trees, undergrowth or stones. No expense whatever will be necessary in preparing the land for plowing, and in my examination of this property I did not see 1 acre of waste land in the entire tract. From my experience during the past year as a stockholder and director in the Fresno Fruit Packing Company, and from my knowledge of the climate of this valley, I am satisfied that such soil as this tract contains will, with irrigation and proper cultivation, produce fruit and grapes of as fine flavor, and in as great abundance, as any other portion of California with which I am acquainted.

Yours truly,
JOHN W. HINDS.

OFFICE OF
THE FARMERS' BANK OF FRESNO, }
W. W. Phillips, Cashier. }

FRESNO, March 6, 1883.

M. Theo. Kearney, Esq.:

Dear Sir—I have recently, in company with Mr. Manuel, the engineer of the Fresno Canal and Irrigation Company, traveled over your large tract of land, situated 4 miles west of our town. I have found it particularly level, a splendid quality of soil, and think

it especially adapted to the growing of grapes and fruits of all kinds.

Judging from the marked success of grape-growers and colonists generally about the town of Fresno, I think this fine body of land can be made very profitable in planting in orchards, vineyards, etc.

I wish you every success in your proposed enterprise in bringing this tract of land under cultivation.

Yours very truly,
W. W. PHILLIPS.

THE PHYLLOXERA IN CALIFORNIA.

CAN IT BE DESTROYED? ABUNDANT TESTIMONY THAT IT CAN WHERE WATER IS USED FOR FLOODING.

The following warning taken from the *Pacific Rural Press*, of August 23, 1879, shows truly the situation in the northern part of this State: "In the face of the ruin wrought by the phylloxera in France, it has often been urged that our grape growers should do something to guard against its spread in this State. Such certainly would seem to be the dictates of wisdom. It is true that the progress of the insect in this State has been much slower than in France; but still its work can be found here, and it seems at any time to be liable to take on the features of a scourge. It seems to us that the grape-growers, on their own account, should undertake a sharp investigation of the evil, or should urge the State to give this protection to their industry. We hope that there may be some natural barriers to the spread of the insect in this State, but in view of its progress abroad, this seems to be hoping against hope. Certainly the work of the insect in this State should be ascertained, clearly defined, and, if possible, restricted to vineyards now known to be infested, or stamped out entirely.

Prof. W. A. Sanders, of Kingsburg, Fresno Co., says: "Second—The phylloxera, which in time will destroy hill-land vineyards in all parts of the State, will never do harm here. The remedy is to flood the ground; the perfectly level surface of the colony lands, their abundance of water and facilities for flooding, insure them against this pest. They will have the best vineyards in the world when the phylloxera shall have put a stop to grape-raising in less favorable localities."

EUROPEAN TESTIMONY TO *California Farmer* of January 9, 1880.—Paris, January 1, 1880: "M. Louis Faucon's plan for destroying the phylloxera by submersion, is to flood the vines during the repose of the sap, that is to say, after the vintage; In the case of strong clays the submersion ought to endure 55 consecutive days; for more friable soils, 65 days. The sheet of water ought to vary from 6 to 9 inches in depth, and by forcing the oxygen out of the water suffocates the bug most effectually. At the National Agricultural School, he has fairly experimented the submersion plan, and his system proved a success. * * * In testimony of his successful efforts against the scourge, M. Faucon has lately been entertained at a banquet, and elected President of a society to promote the submersion process."

Prof. E. W. Hilgard, of the University of California, says: "The remedy in France, for the phylloxera, is either by submerging the vines, or by the use of a highly offensive and volatile liquid manufactured from sulphur and charcoal." Again, he says: "Whosoever establishes new vineyards in California now, should protect himself either by provision for submergence, or by grafting on phylloxera—proof stocks."

The Fresno Republican says: "As flooding with water is the only practicable remedy yet discovered, nothing more ought to be necessary to convince the world of the great value of our irrigated lands."

R. B. Blowers, Esq., of Woodland, the celebrated raisin vineyardist, says: "For raisin culture you have in Fresno many advantages; dry, warm climate, long season, enabling the vines to grow and perfectly ripen the second crop, no danger from mildew, plenty of water for irrigation, which is ample protection against that destroyer of vineyards, the phylloxera."

W. B. West, Esq., of Stockton, the well known orchardist and vineyardist, says: "I have always believed Fresno to be one of the most promising and desirable sections of the State for the cultivation of fruit, and especially for the grape. The advantages for irrigation are unsurpassed, and I hold that no land will ultimately be of so much value as that which can be irrigated."

"You have in that abundant supply of water a constant source of fertilization, and also the greatest check that is known to the ravages of the phylloxera. The cultivation of the grape for wine is now no experiment. Mr. Eisen, your neighbor, has shown that good white and red wine can be successfully made. I was shown wine at his cellars, the product of his vineyard, that will compare favorably with almost any produced in this State. I must confess that I was surprised at its merit."

Rev. J. J. Bleasdale, D.D., of Melbourne, a very high authority on wines, says of the Eisen vineyard, Fresno: "The vineyard comprises 120 acres in full bearing, and 40 more planted this year and last. I have known a mere rootless cutting produce a small bunch of grapes the autumn of the year in which it was planted, a matter of curiosity; but where heat and water abound it is the rule, rather than the exception, that cuttings bear a few bunches the first year of planting. Rooted vines are not used in the Eisen vineyard; only cuttings 30 inches long are put in with a crowbar, the ground having been merely leveled and plowed, and in no instance trenched."

"The varieties cultivated are Frahisagos, Muscatel of Alexandria, the Gordo Blanco variety, Malaga, Reising, Chasselas, White Syrian, for white wines; and Red Malvoisie, Zinfandel, Tenturier, Hamburg and

Rose of Peru, for red wines. The oldest vines were planted in 1874 and 1875. * * * This large vineyard, which will comprise nearly 600 acres, when completed, can defy the phylloxera, since it can be laid entirely under water during the winter; and this treatment is the only kind yet found to be effective against this insidious pest.

"* * I have been the more particular in entering into details, meager though they be, because all these extensive flat plains are capable of being brought under irrigation, and therefore will eventually be of inestimable value for vineyards, because they can defy the phylloxera. Moreover, both from the nature of the soils, and the intense summer and autumn heats, they most nearly, of any I have seen in the State, resemble the sherry country of Spain, especially that about San

Lucar, where much of the finest sherry is grown, and already some of the pure, natural wines of the Eisen vineyard resemble those known as Lisbon Sweet and Lisbon Dry, wines removed one degree from sherry, and which never appear on the English market but as sherry.

"These remarks, the result of a fortnight's residence at the Eisen vineyard may, I trust, prove of more than passing interest to some of your many wealthy readers."

Again he says: "Where recourse can be had to irrigating, especially in unusually dry seasons, no portion of Southern Europe can excel the district about Fresno for generous wines. I spent two whole weeks at the Eisen vineyard last autumn before the vintage, and examined carefully and distilled and otherwise investigated every variety of wine in the cellars, and the result is the opinion I then stated."

The Fresno Republican of December 20, 1879, says: "The point of especial interest to grape-growers of Fresno, in the reports upon grape culture in Europe is the statement that vines lying contiguous to rivers, where water could be had for flooding, have not suffered from phylloxera. Our system of irrigation corresponds to the flooding in France."

PHYLLOXERA.—So far as we can learn, the grape vines in this county are all healthy and vigorous. The vineyards are all new, and the vines were all procured from vineyards where it was claimed that phylloxera did not exist, and besides are all flooded in irrigating them, and this, it is claimed by those who know, is sure death to this pest.—Fresno Examiner, Feb. 4, 1880.



SENTINEL ROCK, 4,500 FEET HIGH—YO SEMITE VALLEY.

PROF. HENRY GROSJEAN'S OPINION.[From the *Fresno Republican*, February 17, 1883.]

Mr. Henry Grosjean, the French Viticultural Commissioner, who spent about 5 weeks in Fresno, gave *The Republican* a friendly call the day before his departure, and was interviewed at considerable length.

Mr. Grosjean—Yes, my stay was longer than expected, but I do not regret the time spent here. I have been able not only to study your system of irrigation, but also your viticultural and horticultural industries. The question of irrigation is the most important of all. Your facilities for the same are very extensive, and in this respect there are but few places in the world equal to this section. * * * The advantage of your valley is that the snowy peaks of the Sierra Nevada will furnish an inexhaustible water supply to irrigate your whole valley, if the irrigation is properly understood, and cared for, and this very water, in connection with your sandy loams, gives you the necessary means of successfully combatting the phylloxera, that terrible scourge now destroying the wealth of France.

Reporter—Have the many chemical remedies tried, all failed to destroy the insect?

Mr. G.—Yes, nearly so. Only the most valuable vineyards can afford to use chemicals. Submersion on adobe soil is the only remedy that is practical. On sandy soil, where the insect cannot travel, the vineyardist does not need to fear the same. You have both these conditions here in the San Joaquin valley, especially in Fresno. In my own country, no more vineyards are planted on hill-sides as they used to be, except with resistant vines. Our formerly most worthless sandy lands are now found to be the best adapted to grapes, and their price has increased enormously. If once the irrigation question is settled, the San Joaquin valley from end to end will be the France of America, or the vineyard of the world.

REPORT OF COMMITTEE ON THE PHYLLOXERA.

[From "First Annual Report of the Board of State Viticultural Commissioners," Sacramento, California, 1881.]

* * * "Concerning remedies for the phylloxera, there is little yet to be learned from experience in this State. We are practically dependent upon the results of experiments made in France in making our recommendations, although we hope much light will be thrown on the subject by the intelligent works that have been begun lately among us. The French reports of the Phylloxera Commission, of the Academy of Sciences, of the National School at Montpellier, of the various departmental societies and commissions, are so voluminous that we cannot, at this time, pretend to give a synopsis of the actual work that has been done. Stimulated by munificent offers of prizes, the scientists of Europe have greatly exhausted their resources in their efforts to find the best cure. A careful examination of the best authorities enables us, with confidence, to recommend:

First—Planting vines in sandy soil.

Second—Submersion of vineyards, when practicable, to destroy or arrest the phylloxera.

Third—Among the insecticides, the use of bisulphide of carbon, accompanied by appropriate fertilizers, chief among which should be potash.

Fourth—Grafting upon certain varieties of native American vines, the roots of which experience so far shows to be proof against the pest.

What is known with certainty, accompanied by

proof in practical viticulture, is to be collected under the foregoing heads.

Inasmuch as we have no trouble from the phylloxera yet where the vines are in sandy soil, or where they may be submerged, if necessary, our present work is mainly, therefore, to be directed in the lines of insecticides and grafting. * * *

PASSENGER STATISTICS.[San Francisco *Bulletin*, April 28, 1883.]

The through inward travel by rail in March was the largest for any month since May, 1876. The number of arrivals has been only twice exceeded in the history of the road. The largest number of arrivals of through passengers since the opening of the road was in October, 1874, when 7,495 arrived. The next largest number was in May, 1876, when 6,863 arrived. The net gain for that month, however, was only 1,700, whereas the net gain in October, 1874, was 5,000. The arrivals in March, 1883, were 6,816, and net gain was nearly 4,000. The arrivals last month were larger than the total for the first 3 months of 1881 or 1880. People are pouring into California across the continent as they have not been coming before, and many of these people are coming here to permanently locate. If all these settlers do not stop in California, they will find homes in adjacent States and Territories, and the building up of Oregon, Washington Territory, Arizona and New Mexico, is indirectly building up California, for most of the supplies for these sections are drawn from this city and State.

IMMIGRATION NOTES.[S. F. *Post*, May 5, 1883.]

The Immigration Association reports that 1,570 immigrants arrived in this State during the week ending to-day by the overland routes. A small majority came by the Central Pacific. The association has been advised that the Harrison steamship line of Liverpool has decided to put on steamers to run regularly between that port and New Orleans, and that the first steamer would leave on the 3d instant. Immigration tickets can now be purchased from Liverpool to San Francisco, via New Orleans, by this route, for \$72.50. It is expected that this will cause a large immigration from Great Britain to California. The French steamship line from Havre to this city, via New Orleans, charges \$65, and it is thought will be generally used by French and German immigrants. The agent of the association at Council Bluffs, Iowa, under date of April 26th, states that during the 3 weeks just past, he classified 1,036 persons in separate cars, whose final destination was California.

AN AWAITING WELCOME.[S. F. *Call*, April 29, 1883.]

Three more excursion parties to California have been projected from Philadelphia. Before the summer closes, we shall have these parties coming from nearly all the populous cities of the East, besides other hundreds who will visit us individually. The fame of the State, as a resort for tourists and health and pleasure-seekers, has gone abroad to all parts of the world, and the number of excursionists will be increased as the years go by. Now is the time, when nature has put on its carpet of verdure, when the gardens are brilliant with the hues of blooming flowers, and when the markets are beginning to be supplied with the early fruits, to see California under the most favorable aspects; and the sight will be one to make an impression of pleasure which time will not soon efface.

[The following prospectus is inserted as a suggestion to capitalists. The land intended for this enterprise having been sold in small tracts shortly after the issuance of this prospectus, the scheme was abandoned.]

PROSPECTUS

— OF THE —

Olive Hill Vineyard Co.

CAPITAL STOCK, \$500,000.

NUMBER OF SHARES, 10,000. PAR VALUE, \$50.00.

SUBSCRIPTION PRICE, PER SHARE, \$7.50,

Payable as required by the enterprise.

In the sub-division and sale of the Easterby Rancho the undersigned, last December (1880), organized the Fresno Vineyard Company for the purpose of planting 400 acres of the rancho in vineyard and orchard. All the stock was immediately subscribed for by—

L. P. DREXLER—Capitalist.
JOS. BRANDENSTEIN—Capitalist.
LACHMAN & JACOBI—Wine dealers.
M. THEO. KEARNEY.

Nearly 300 acres were planted during January and February last, and to-day this company can claim one of the finest young vineyards in the State.

The marked success of the Fresno Vineyard Co., has induced the undersigned to propose to organize another company to purchase 500 acres of choice land in the Easterby Rancho, to be planted in grape vines.

In view of the wide-spread interest taken in grape culture by our people, its rapid development in this State during the past 3 years, and the very large profits realized from it, it seems wholly unnecessary to argue in favor of this interest as an attractive field for investment. It may be sufficient, therefore, to say that California, with her 80,000 acres of vineyard, has but taken the first step on the road to future greatness and wealth in grape culture, remembering that in France there are over 7,000,000 acres of vineyard, in Italy 5,000,000 acres, in Austria and Germany 4,500,000 acres, and in Spain and Portugal nearly 4,000,000 acres of producing vineyards. This area, however, is being rapidly reduced every year by the wholesale destruction of vineyards by phylloxera. The same insect which has caused such havoc in European vineyards is now spreading over this State and destroying as it goes. Protection against the ravages of the phylloxera, therefore, is of vital importance. After close investigation and many experiments in France it has been found that flooding the vineyard with water to a depth of 5 or 6 inches, and continuously for 4 to 6 weeks, is the only safe, simple and unfailing remedy. This remedy is, of

of course, impracticable on hillsides or where water is scarce, and is, therefore, unavailable in Europe, where most of the vineyards are planted on rolling land and mountain sides.

In selecting land for a vineyard, which will yield the largest percentage of profit with the least risk, the following conditions are required: Rich soil, rather moist land, long season for growing to mature the second crop, freedom from early and late frosts, and from fogs which cause mildew, level land and an abundance of water to flood it, to drown the phylloxera and other pests. The property proposed to be purchased by this company is possessed of all these requirements to the fullest extent, and others which it is unnecessary to mention.

The following estimate of expenditures is made by the undersigned after practical experience as manager of the Fresno Vineyard Co. The total amount may appear large and is intended to cover all possible outlay, but it is nearer the truth than many more favorable estimates published in the newspapers. The estimate of results is intentionally made considerably lower than the facts warrant; but even at these figures the profit shown must satisfy all reasonable people.

ESTIMATE OF EXPENDITURES.

500 acres of first-class land, including water rights @ \$50 00.....	\$25,000 00
Buildings, fences, head gates and bridges..	6,000 00
Live stock, farming implements, etc.....	3,000 00
Distributing ditches, checks, leveling, plowing, planting, irrigating and cultivation the first year.....	25,000 00
400,000 cuttings @ \$5 00 per M.....	2,000 00
Fruit and shade trees.....	1,000 00
Cultivation the second year.....	10,000 00
Sundries and cash on hand.....	3,000 00

Total amount required.....\$75,000 00

ESTIMATE OF RESULTS.

When Grapes are Sold to Wine Makers.

In Fresno, with irrigation, in 8 months from planting the cuttings there will be scattering bunches of grapes.

The second year a light crop will be obtained.

PROFIT.

The third year 3 tons per acre @ \$25 00 per ton=\$75 00, less labor at \$15 00 per acre = \$60 00; on 500 acres= - - - \$30,000 00
 The fourth year 5 tons per acre @ \$25 00 = \$125 00 less labor at \$20 00 per acre= \$105 00; on 500 acres= - - - \$52,500 00
 The fifth year 7 tons per acre @ \$25 00= \$175 00 less \$20 00 for labor=\$155 00; on 500 acres= - - - \$77,500 00
 The sixth year 8 tons per acre at \$25 00= \$200 00 less \$20 00 for labor=\$180 00; on 500 acres= - - - \$90,000 00
 Thereafter the vines will bear from 7 to 12 tons per acre every year with irrigation.

It will be noticed that this estimate is based upon the sale of the grapes to wine-makers instead of the manufacture of wine. If this company should turn their grapes into wine the profits of the enterprise would be increased about 50 per cent., but it would involve an additional outlay for wine cellar, cooperage, etc.

The raising a crop of grapes requires no more skill than is needed in producing a crop of wheat, and there it is proposed this company shall stop. In 2 or 3 years there will be in the vicinity of the Easterby Rancho from 7,000 to 10,000 acres of vineyard which will produce grapes enough for half a dozen wine manufacturers. Already offers have been made by parties having skill, experience and capital to erect wineries at the water-power on the Easterby Rancho, and purchase all grapes offered in that vicinity. It is proposed to offer the crop for sale at public auction each autumn, to the highest bidder, for cash, the purchaser to gather the crop from the vines to suit himself. In this way all risk is avoided, and, as irrigation insures large crops, the stockholders can look forward to very gratifying dividends every year. It may be mentioned here that F. T. Eisen, Esq., of the Eisen Vineyard, offers to make contracts for a term of years to buy large quantities of grapes at \$25 00 per ton.

Profit over 100 per cent. per year from the beginning.

The Capital Stock of this company is placed at \$500,000, which would be \$1,000 per acre for the 500 acres of vineyard. Estimating the value of a vineyard in that section in full bearing at \$1,000 per acre, and that is certainly a fair price when it is remembered that it will yield a profit of 15 per cent., or more, annually on that amount, it will be seen that the principal invested will increase over 5 fold in value in 6 years, besides returning in dividends 3 fold the capital invested within the same period.

The more this subject is investigated the more will our people become convinced that in our vineyard interests California is possessed of a bonanza of colossal proportions, one that will never "peter out," and that the more dividends it pays the more valuable it will become.

Maps and circulars of the Easterby Rancho sent free on application.

Further information on this subject may be had at my office.

22 Montgomery St., San Francisco,
 M. THEO. KEARNEY.

PRICES OF LANDS IN SOUTHERN CALIFORNIA.

The following extracts are given to show by comparison the special inducements offered by Fresno in the low prices at which lands are sold there. Fair quality land, with an abundance of water for irrigation, can be bought there at \$20 per acre, and land equal to the best in the State, at \$100 per acre.

PRICE OF LAND IN SOUTHERN CALIFORNIA.

The choice fruit lands of Southern California have materially advanced in price during the past 3 years, as actual returns have begun to come in from bearing orchards and vineyards. The Ontario *Fruit Grower*, of the third instant, gives the following notes on prices of lands lying in San Bernardino and Los Angeles counties:

In Riverside naked land can be bought from \$250 to \$400 an acre. There is no good land to be had in the settlement at less than the minimum price stated. Improved lands range from \$500 per acre and upwards, according to location and character of improvements.

The Redlands unimproved land is held at \$200, with a chance to occasionally pick up a tract in second hands at perhaps a little less.

At Crafton land is held at \$200, with light sales on account of the unfinished condition of the water system, but the reservoirs and distributing ditches and pipes will soon assume shape.

On the base line northeast of San Bernardino, choice locations are held at from \$200 to \$500 per acre.

At Etiwanda the price was started last May at \$100 per acre, and advanced to \$150, where it has since stood firm with fine sales.

Ontario has just been started, with prices fixed at \$150 to \$250 per acre, with sales quite lively.

At Pomona, the land is selling now at from \$75 to \$150 per acre.

The Hermosa tract was sold at from \$100 to \$150 per acre, with little or no more land for sale.

The Cucamongo tract is now being put on the market at a price ranging from \$100 upwards.

This is a complete list of prices of land in this interior valley, where large tracts are being cut up and sold with water rights. Of course there are isolated tracts, and all kinds of land for sale at all kinds of prices, good, bad and indifferent, which we do not pretend to quote.

VALUE OF IRRIGATED LANDS.

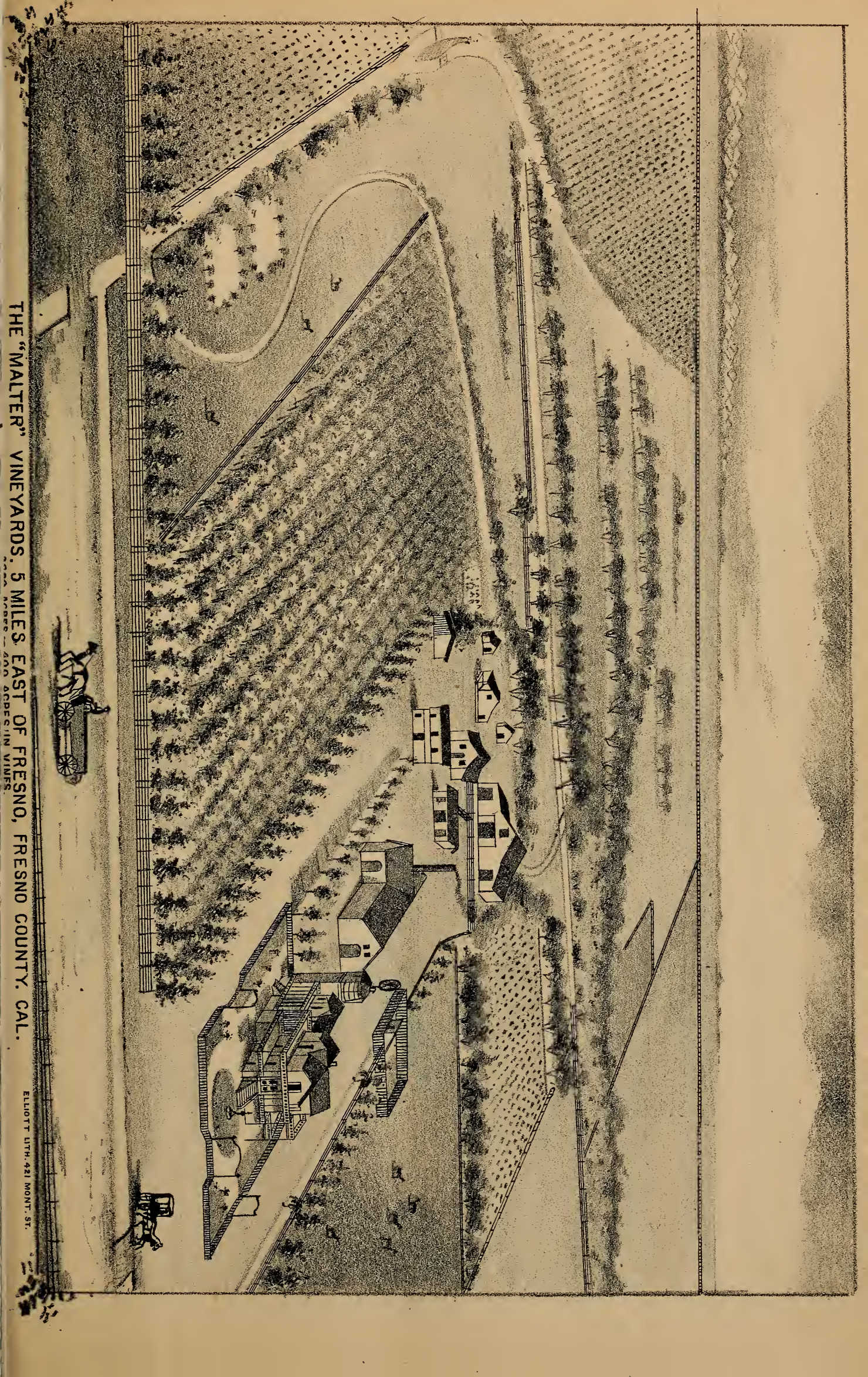
[From the Los Angeles *Herald*, December 18, 1879.]

To a point blank inquiry, addressed to Messrs. L. J. Rose and Wm. H. Workman, as to whether, in their judgment, \$100 is an excessive price for an acre of land with the proper facilities for irrigation and adapted to vineyard, the former gentleman replied that, considering the income it could be made to yield, \$600 an acre would not be extravagant for some of these lands. They are cheap now, because of their abundance. At a moderate estimate, and taking the Mission vine as the standard, each vine will yield 8 pounds of grapes. There are 1,200 vines to the acre, which would give 9,600 pounds, that, at \$20 a ton, would return \$96 gross. The entire expense of raising and marketing the crop would be \$15 per acre, leaving a net return of \$81. Lands upon which such

THE "MALTER" VINEYARDS. 5 MILES EAST OF FRESNO, FRESNO COUNTY, CAL.

5000 ACRES - 4000 ACRES IN VINES.

ELLIOTT LITH. 421 MONT. ST.





pecuniary results are guaranteed when the vine has attained a fair growth have hardly a reasonable limit to their intrinsic value.

But there is another view of the matter which is still more suggestive. Mr. Rose has experimented with quite a number of grapes which will yield, in given localities, twice as much as the Mission, and make a better wine. Having selected lands which have been proved to be adapted to these varieties of the grape, a simple calculation will give a gross return of \$192 per acre, less, as before, \$15 for expenses, insuring a net profit of \$177.

Mr. Rose next dwelt upon the most wonderful fact about irrigated lands. They perpetually renew their fertility. The mere irrigation answers here all the purposes of the expensive manures of Europe and the Eastern States.

Mr. Workman added a hint of his own experiences as a vineyardist during the past year. He cultivated the Mission grape, and this year he netted \$150 an acre. Such a large net return from the Mission grape would excite surprise were we to fail to add that Mr. Workman also makes wine. But he sold his crude new wine for 20 cents a gallon, leaving him the handsome reward mentioned above.

WINE AND FRUIT LANDS.

The San Jose *Herald* says that land suitable for the vine and fruit is rapidly rising in value in that vicinity. Within a year it has risen from \$100 to \$200 per acre, and people are talking about \$500 in the near future. This is a pretty high figure, but when we consider that some choice fruit lands have yielded a profit of \$1,000 an acre, it is not unreasonable. But the average immigrant is not going to pay even \$200 an acre for land. He is not used to making that kind of figures. Those only who know something of the business of fruit-growing, and have seen what may be done with an acre, will pay such prices. Fortunately, it is not necessary that they should. In almost all of the central and southern counties of the State there are lands adapted to fruits and the vine which can be purchased at from \$20 to \$30 or \$40 per acre. This land, of course, has to be cultivated. The purchaser, instead of buying an orchard or vineyard right out, and paying the former owner for his work, himself buys the land and puts his work in.

RIVERSIDE.

[From the *Riverside Press*.]

Ever since Riverside was first settled people have complained that the price of land here was too high. That was the case even when the naked land was held at \$25 per acre. When it got up to \$50 the cry was renewed with redoubled vigor. Two years ago the price was ranging from \$60 to \$100 for choice pieces, and then many said that prices were too high for speculation, but that if a man wanted a home it would do. Since that time prices of both wild land and improved property have advanced steadily until unimproved land in good locations has sold at \$275 per acre in Arlington, and of course much higher within the town limits of Riverside—naked 2½ acre blocks selling for as high a figure as \$1,200.

Improved property has kept pace with unimproved land, and has sold for \$1,000 when the improvements consisted of orchard and vineyard alone, and still prices have a very decided upward tendency.

Last fall a gentleman paid \$16,000 for a 40-acre tract in Arlington, and last week he put it on the market at \$26,000, and this week he countermanded

his order, fixing the price now at \$28,000. No improvements have been put on this place in the mean time, only the orchard is 4 months older.

Another gentleman paid \$8,000 for a 10-acre tract last fall, since which time he has put on about \$1,000 worth of improvements. A few days since he was asked how much he would take for his place, and answered very promptly "\$15,000." "I'll give it," was the ready reply. "Well," said the property owner, "I really didn't think you wanted to buy, and I shall have to request a couple of hours to consider the matter." Before the 2 hours were up he decided not to sell at those figures.

Some of our shrewdest business men and capitalists are very firm in the belief that prices will double again in this valley before the end of the year 1884, and some fix the date still earlier.

PRICE OF LAND IN CENTRAL CALIFORNIA.

[San Francisco *Corr. N. Y. Tribune*.]

The demand for grapes and all kinds of fruits has led to a "boom" in farming lands. In spite of the large railroad land grants in this State there is much land, remote from market, which still awaits the settler at Government rates. But the land that is being bought now, is land convenient to the market, and adapted to fruit-growing. The prices paid would astonish those who look on this as a newly settled State. At Vacaville, in the heart of fertile Solano county, last week there was a sale at auction of several thousand acres of unimproved land. It was near the town, and was choice fruit land. Five years ago it would have brought \$50 an acre. Now it is sold for prices ranging from \$80 to \$150 an acre, the average being about \$100. To those who come out here with the expectation of getting a ranch for a few hundred dollars, these seem exorbitant prices. In fact, there is no more common error than to suppose that land is cheap in California. It is almost as dear as in the oldest settled parts of New York or Ohio, because its money-producing power has been demonstrated.

FRUIT LANDS.

[From the *Healdsburg Enterprise*.]

The *Democrat* records the sale of 40 acres of land near Santa Clara, at a cost of \$225 per acre. It is to be used for fruit-raising. The price paid is by no means exorbitant. Orchards in the vicinity of Healdsburg have the past season yielded from \$200 to \$500 per acre, and in one instance a young orchard, just below Healdsburg, yielded \$540 per acre. One intelligent horticulturist here, who has about 15 acres of bearing fruit trees, will set out an additional 25 acres—all the available land on his place—and he confidently looks to realizing a revenue of \$200 per acre, or \$8,000 a year from 40 acres. Divide that by 2, and the result, \$4,000, is not to be sneezed at. Notwithstanding these possibilities, good fruit lands here can yet be bought at from \$20 to \$200 per acre.

A VALUABLE ORCHARD.

The Los Angeles *Times* says: We visited a 20-acre orchard, a few days since, in this county, which is held at a valuation of \$16,000, or \$800 per acre; and it is cheap at that. And it is but 5 years since the place was but a sheep range, not worth for the purposes for which it was utilized, \$5 per acre.

ERRORS ABOUT CALIFORNIA LANDS AND FRUIT.

[From the San Francisco Evening Bulletin, April 13, 1883.]

A citizen of this State, now in New York, who is interested in the development of the resources of California, calls attention to this statement, which recently appeared in the New York *Sun*: "The orchards and vineyards of California, in spite of their wonderful productiveness and occasionally enormous profits, are likely to bring their cultivators to grief. The business is being overdone. Some lands have been sold at as high a price as \$1,000 per acre, and too many people are going into such enterprises." We are quite sure that the *Sun* did not intend anything unfriendly in this paragraph. Its senior editor is in this State on a tour of observation and pleasure. He will have many opportunities to know that the statement here quoted is misleading and erroneous. As to the extreme prices of fruit lands here mentioned, it is possible that a few acres suitable for citrus fruit-growing, near the beautiful town of Riverside, have been sold as high as \$1,000 an acre. Choice pieces of from 5 to 10 acres in other places not remote from Riverside may have brought as large prices. But in these instances it will probably turn out that besides the value of the land for fruit-growing, it had another and distinct value as a country seat, just as small parcels of land on the banks of the Hudson River have another value quite distinct from that given to them by their producing capacity. A thousand dollars an acre for a choice suburban piece of land on which orange, lemon and other semi-tropical fruits are already growing, and where the property is sure to become a most attractive country seat—is not an extravagant price. There are no places along the banks of the Hudson which can be made so attractive as many a 10 and 20 acre orange grove on the edge of such a town as Riverside; and this some of the New Yorkers now living at the latter place well know. But the error is in quoting the price of \$1,000 an acre as the standard price of fruit land in California.

If we were to mark as close as possible, after a good deal of observation and inquiry, we should not place the average price of unimproved fruit lands in California much above \$30 an acre. We know that during this present year thousands of acres could have been bought at that figure, and even less. There are a great many considerations going to affect the price of fruit land—such as remoteness from, or proximity to large towns, and the facilities for getting fruit to market. The kind of soil, whether there are improvements, such as fences, barns and houses. Thus, one might go north from this city, say from 100 miles to 120 miles, into Lake county, where many picturesque parcels of land had been offered say for \$30 an acre. Such parcels would be well watered and have an abundance of wood. If there were substantial improvements, of course these would raise the price of the land. But a stirring agent can go out into this State to-day and buy all the unimproved fruit lands he wants at prices ranging from \$15 to \$30. If he gives more in some instances for choice parcels, it is because they are worth it by reason of proximity to a town or village or a railway depot, or because there are soon to be these and other facilities in the immediate neighborhood. It is, of course, not easy to gauge the price of fruit lands in this State so as to hit the average, because of the great variation. But the average named will be found to be approximately correct.

We do not ignore the fact that a great deal of unimproved land, suitable for vineyard purposes, may be bought in remote parts of the State for \$5 an acre, or

that other choice pieces of unimproved land might go up to \$50 an acre, or even higher. And even parcels as high as \$75 an acre might be really cheaper than other land at \$5 an acre. There are a great many tracts of Government land which are as good for fruit culture at \$1.25, as a great deal of that which has been sold at \$30 an acre. What is to the point here is that a great many immigrants have this year been directed to such lands, and have taken possession of them as settlers, to the astonishment of those who had been holding them without title and had turned settlers away, until they were taught that this kind of fraud would be no longer tolerated. The senior editor of the *Sun* will find these statements to be substantially true if he will make the requisite inquiries, and finding them to be true, it will no doubt fall in with his sense of justice to make a proper correction of the erroneous statement which has found its way, unwittingly, we may hope, into his paper.

As to the other statement, that fruit-growing in this State has been overdone and is likely to bring cultivators to grief, that is also misleading. There have been similar hints given many times before. There is no more prospect of fruit culture being overdone in California than there is that butter and cheese-making and wool-growing will be overdone; and yet the prediction that the latter industries would be overdone, too, has been made many times, and as often as made, the facts have disproved the theory. Whoever goes about fruit culture in a blind, haphazard sort of a way, may find in his individual experience that the business is overdone. That was found out more than 20 years ago. It was found out at a later date, when much poor fruit was dumped into the bay. There is no more danger of overdoing the wine business in California than there is in France. By this we mean intelligent and skillful viticulture. By no other means have so large values been taken from the ground, per acre, during the last 5 years, as by fruit-growing. Individual failures here and there mean nothing more than that the individual had made a mistake as to the kinds of fruit he was growing, or in the methods of cultivation. Such mistakes pertain to all departments of agriculture.

There was a market last year at remunerative prices for every pound of Bartlett and Winter Nellis pears in merchantable condition, every pound of the better sorts of plums and apricots, every pound of cherries, and every box of good apples grown in the State. There was a market also for all good wine and table grapes at prices which paid the producer a handsome profit. Prices for canning fruit were somewhat lower than the year before. But it was noted that many who grumbled a little at low prices, went right on putting out new orchards, thus giving certain evidence that the business on the whole had been very satisfactory. Indeed, since the last crop of fruit in this State was gathered and marketed, the most extensive preparations for new orchards and vineyards were made that were ever known in California. In a few instances the planting area was abridged somewhat by the drought of midwinter. But the late rains made it certain that vineyard and orchard planting would not be attended this year with more than the usual contingencies. Were this business overdone, how does it happen that men who have been long in this industry are doubling the area which they had formerly devoted to fruit? There may have been some extravagant statements about the profits of fruit culture in this State, which no more represent the average results than the *Sun's* item of fruit land held at \$1,000 an acre, or that fruit culturists were likely to come to grief. What is still true, and has been true, is that for the greatest variety of profitable fruit culture, California offers greater inducements than any other State in the Union.

FRESNO VINEYARD.

SITUATED IN EASTERBY RANCHO, FRESNO COUNTY, CALIFORNIA.

INCORPORATED DECEMBER 17, 1880.

CAPITAL STOCK, \$100,000. SHARES, 2,000. PAR VALUE, \$50.

♦DIRECTORS.♦

L. P. DREXLER (PRESIDENT), JOSEPH BRANDENSTEIN (VICE-PRESIDENT), LACHMAN AND JACOBI (TREASURERS), M. THEO. KEARNEY (MANAGER), GEORGE W. BEAVER.

[From Elliott's History of Fresno County, 1882.]

This company was organized in December, 1880, by M. Theo. Kearney, mainly through the interest taken in the matter by L. P. Drexler, a wealthy and enterprising capitalist from Virginia City, Nevada. Mr. Drexler and Mr. Lachman, of the firm of Lachman & Jacobi, the leading wine dealers of California, visited Fresno, made a careful examination of the country about the town of Fresno, and particularly of the Eisen vineyard. The result of their investigations being entirely satisfactory the company was organized immediately on their return to San Francisco. Four hundred acres of land were purchased from Mr. Kearney, to which were added subsequently 50 acres more. The land selected is a portion of the celebrated Easterby Rancho, and is situated 4 miles due east from the town of Fresno. The soil is very rich, being an alluvial deposit of reddish color and over 20 feet deep. The company concluded to plant one-half of the land that season, and work was commenced at once, Mr. Kearney being placed in charge as manager. Although the season for preparing land for planting was very far advanced, Mr. Kearney determined to accomplish the task and set about the work vigorously. Eighty men and over 100 horses were employed in various departments, surveying, clearing the land, building irrigating canals and levees, plowing, harrowing, planting vines and fruit trees, building water gates and bridges, etc., etc., all branches of the work going on at the same time. Through his energy and skill, together with a large outlay of money, over 220 acres of vineyard and 30 acres of orchard were prepared and planted within 60 days from the time of commencing work. Thorough cultivation followed during the summer, and at the same time the remainder of the land was prepared for planting, buildings erected, and in January, 1882, planting was finished.

An idea may be formed of the amount of labor expended on this property when it is stated that there were constructed for irrigating the property over 10 miles of ditches, together with nearly 40 miles of levees, forming "checks" of 1 to 2 acres each for the

purpose of retaining the water on the land during the process of irrigation. These "checks" were then leveled so that the water would cover the highest point and yet not be deeper than 6 inches at the lowest point. There were two objects gained by preparing these "checks" in this manner, one was to secure thorough irrigation at the lowest cost, which was accomplished, for by means of water-gates opening from the canals into each "check" one man's labor alone is required to irrigate the whole 450 acres. The other object was to guard the vineyard against the ravages of the phylloxera. This insect, as is now generally known, has destroyed millions of acres of vineyard in Europe, and is destroying thousands of acres of vineyards in this State. The scientists of France, after many years of careful investigation, have found that the only absolute remedy is to submerge the vineyard with water continuously for a period of 6 weeks to a depth of 6 inches. As the insect remains on the roots of the vines, this treatment not only drowns them but also destroys their eggs. Over 250 redwood water-gates were required for these canals, and 25 bridges to cross them. Three miles of rabbit-tight fencing was built, besides some cross-fences.

Three hundred and fifty acres of vineyard are planted of the following varieties: Sixty acres Malvoisie, 55 acres Zinfandel, 50 acres Feher Zagos, 40 acres Charbonneau, 40 acres Grey Riesling, 24 acres Chasselas, 24 acres Blaue Elben, 20 acres Mataro, 10 acres Muscat of Alexandra, 10 acres Malaga, 10 acres Burger, 10 acres black Hamburg, and 5 acres Lenoir. There are 30 acres of orchard, of which 14 acres are prunes, 7 acres peaches, 3 acres apricots, and the remainder apples, figs, pears, cherries, nectarines, oranges, etc. Besides the orchard there are thousands of fruit trees, principally Bartlett pears, planted on both sides of all the avenues and canals, aggregating a continuous line 11 miles long. Thousands of Monterey cypress and poplar trees have been planted along the fence for wind breaks, also clover and blue grass lawns and ornamental plants and flowers on the

grounds about the dwelling-house. One feature of the place is a grape arbor nearly 500 feet long, containing a great variety of grapes. The remaining 60 acres are planted in alfalfa for hay and pasturage. This grass yields 4 crops per year of one and one-half to two tons of hay per acre at each cutting.

The buildings on this place consist of a commodious and well-finished dwelling-house (see picture) 40x46 feet, and two stories high. This house is built of "adobe" (sun-dried brick) with walls 17 inches thick. It is admirably adapted to this climate, being warm in winter and very cool in summer. A kitchen and dining-room, 24x38 feet and built of wood is connected with the dwelling by a covered porch. Ample quarters have been furnished for the white laborers and a separate building for the Chinamen employed on the place. A wind-mill and tank of 5,000 gallons capacity is near the house; also an "adobe" cellar is built above ground, where meats, butter, milk, etc., can be kept fresh in the hottest weather. The barn is a substantial structure, 50x80 feet and 18 feet high, with stalls for 16 horses, large hay room, and abundant room for all the farming implements. A substantial "adobe" wine cellar has just been finished which is 104x104 feet, with capacity for nearly 200,000 gallons of wine. There is also a distillery for making brandy and a cooper shop.

That the owners of this property are justified in so large an outlay and in making such thorough preparations for the manufacture of wines can easily be seen by even a casual examination of the vineyard. The growth of vines and trees as seen now, less than 2 years from planting, is simply marvelous. Although the vines have been planted 8 feet apart they have grown (even now) so as to cover the land between the rows. There seems to be very little doubt that the expectations of the company in a yield of 10 tons of grapes per acre is in a fair way to be realized without waiting for the fourth or fifth year. Even cuttings planted last winter now have bunches of grapes on them, and the cuttings planted the previous winter have 3 to 15 bunches of grapes each. This property is undoubtedly a striking example of what the rich soil and extremely favorable climate of Fresno county will do in the way of grape-growing when aided by capital and intelligent labor.

[Copy of Advertisement.]

FRESNO VINEYARD STOCK FOR SALE.

OFFICE OF THE

Easterby Rancho Company

—AND—

Fresno Vineyard Company,

M. THEO. KEARNEY, Manager.

No. 22 MONTGOMERY STREET,
SAN FRANCISCO, March, 1883. }

Dear Sir—I am the owner of 400 shares of valuable vineyard stock, and having just entered into a large colonizing and vineyard enterprise in Fresno county, I wish to sell this stock for cash to use in my new enterprise. The stock I offer is one-fifth of the

capital stock of the Fresno Vineyard Company, the total number of shares being 2,000.

This company's vineyard is admitted by all who have seen it to be one of the very best appointed, most successful, and most valuable young vineyards in this State. There are 450 acres of the very choicest land in the county in this tract, of which 380 acres have been planted in the best varieties of foreign grape-vines and the most valuable fruit-trees, and 50 acres in alfalfa. The vineyard is thoroughly leveled, and laid off into checks of 1 to 2 acres each, by means of which it can be entirely submerged from the irrigating canals running through the property, and is thereby completely protected from the ravages of phylloxera. It is equipped with the most approved implements and choice animals; is enclosed with a rabbit-proof fence, has ample buildings for laborers and live stock, and one of the finest residences in the county.

A substantial wine-cellar, 104 feet square, has just been finished, and a large amount of oak tanks have already been secured and paid for.

The company is entirely free from debt, except for the current monthly expenses, all bills being paid on the first of each month.

The growth of vines in this vineyard is so remarkable that it would be difficult to produce its equal in that respect anywhere. It is therefore no exaggeration to say that a yield of 8 to 12 tons of grapes per acre can be counted upon when the vineyard reaches maturity. A small crop of grapes having been gathered from this vineyard the past season, it will probably yield a moderate profit this season, and thereafter will pay dividends of \$20 and \$50, or more per share per year, increasing as the vines become older. That it may be seen how moderate the above statement of estimated dividends is, a statement of probable receipts and expenditures is hereto annexed.

Next fall this property will be on a dividend-paying basis; in the meantime there will be an outlay for the cultivation of the vineyard and orchard, and for the erection of a small distillery, and the equipment of the wine-cellar with cooperage and machinery. The total of such outlay cannot exceed \$10 per share, and will probably be \$7.50 per share.

The following well-known business men are the directors of the company, and own the remainder of the stock, which is the best guarantee that the affairs of the company will be managed on strict business principles:

L. P. Drexler, President; Jos. Brandenstein, Vice-President; Lachman & Jacobi, Treasurers, and Geo. W. Beaver.

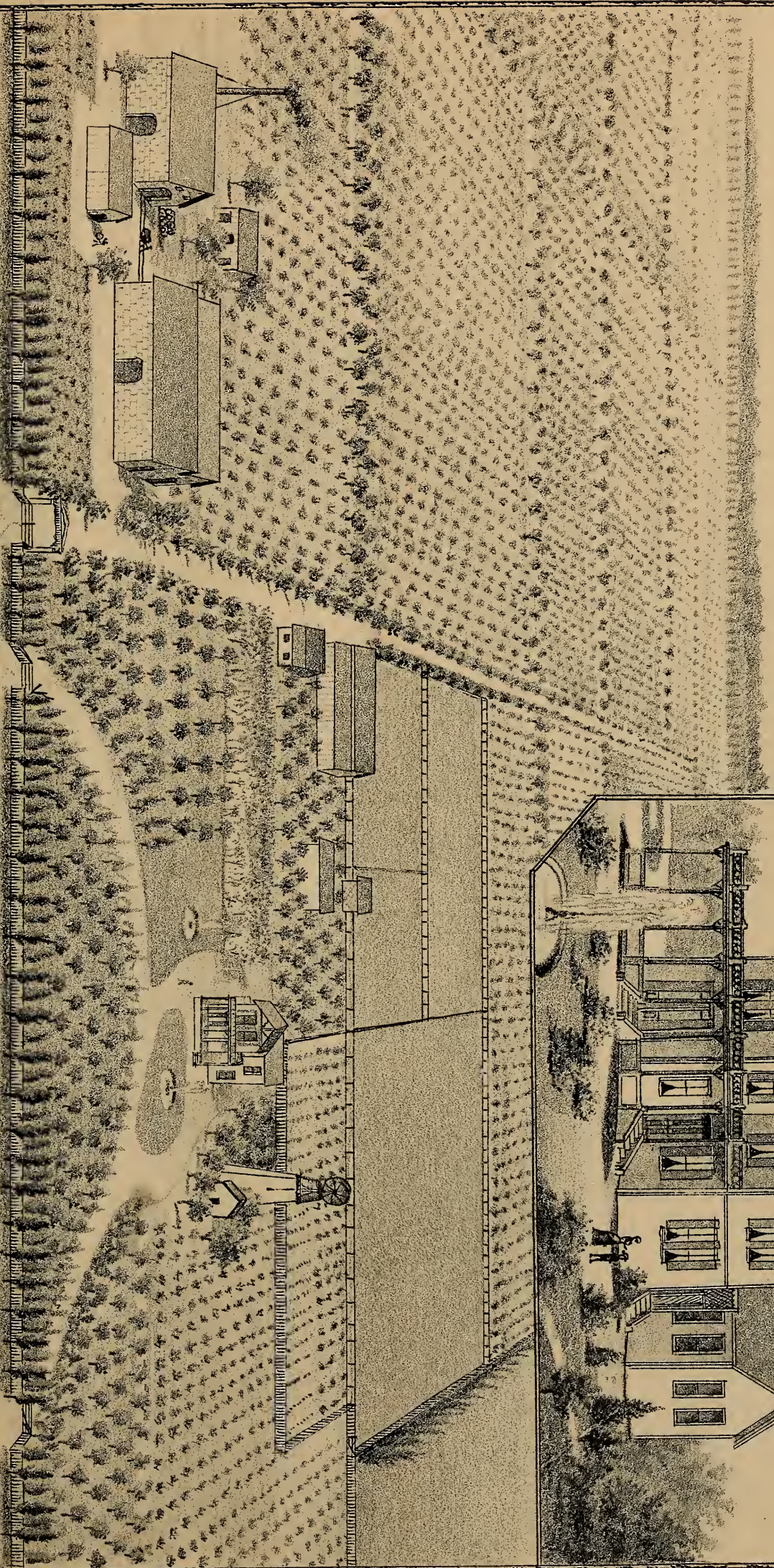
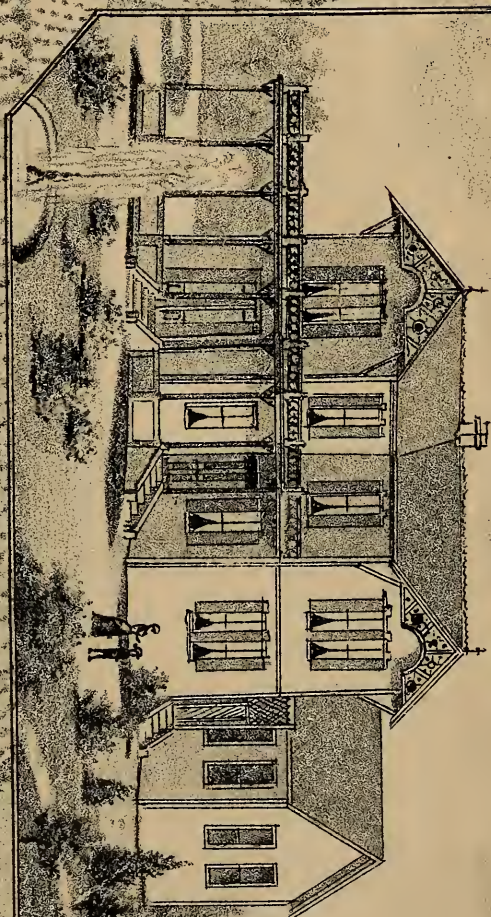
Through this connection with Lachman & Jacobi, the leading wine dealers of California, this Company has special facilities for marketing its wines, and will therefore secure the greatest possible profit from the investment.

This property will bear the closest investigation.

ESTIMATE OF RECEIPTS AND EXPENDITURES.

There being thousands of fruit-trees lining the avenues and ditches which, together with the orchard proper, will yield a much greater revenue per acre than the vineyard, and as there will be a large amount of hay to sell from the 50 acres of alfalfa, I will, for the purpose of this estimate, simply reckon the property as 400 acres of vineyard. An average yield of 10 tons of grapes per acre being a perfectly safe estimate for this property at the fifth year from planting the cuttings, the returns would be as follows:

ENLARGED VIEW OF RESIDENCE.



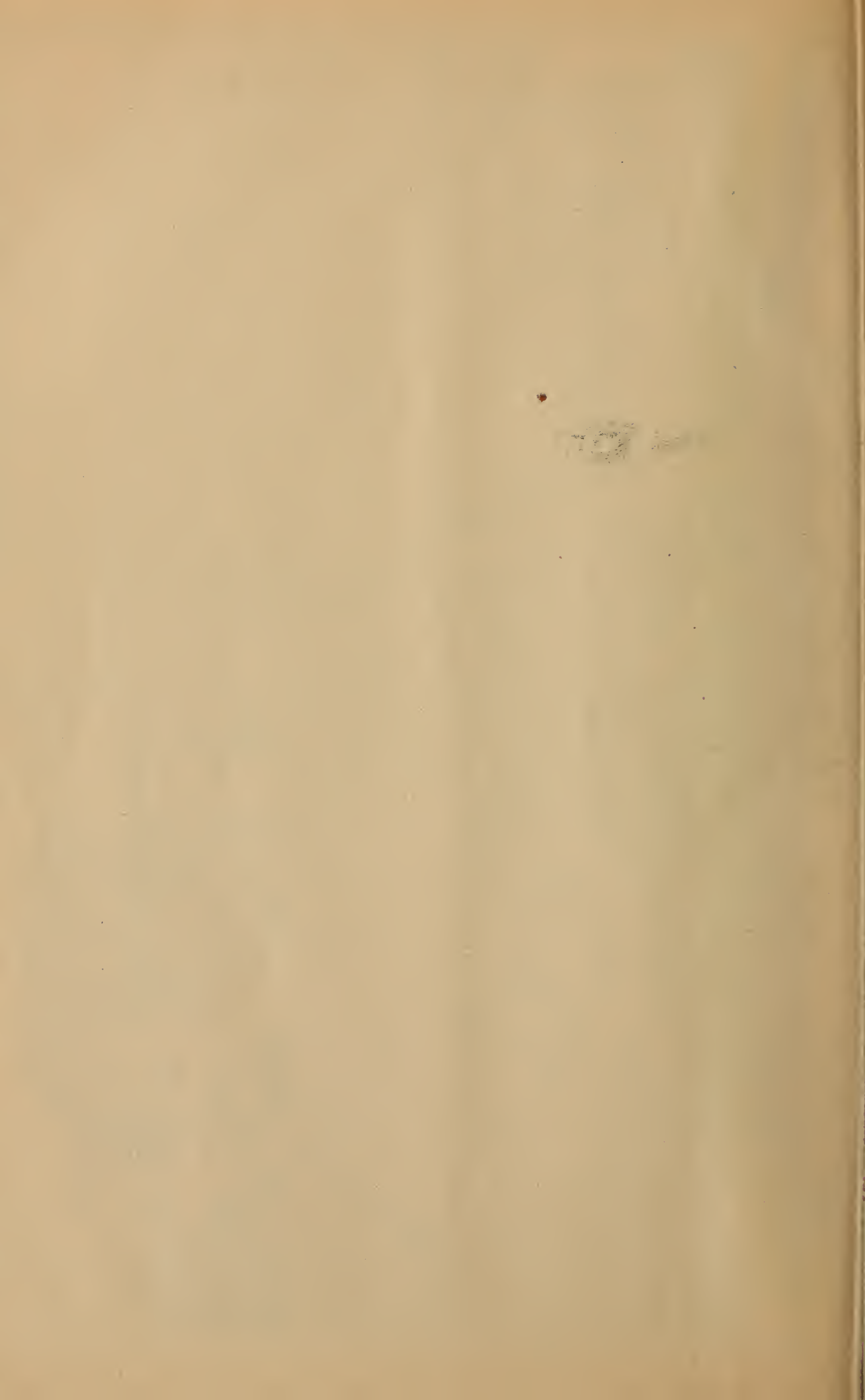
ELLIOTT LITH. 421 MONT ST.

DIRECTORS & OWNERS.
L. P. Drexler Pres.
Jos. Brandenstein. Vice Pres.

FRESNO VINEYARD CO'S PROPERTY.

4 MILES EAST OF FRESNO CAL.
450 ACRES—400 ACRES IN VINES.

Lachman & Jacob Treas.
M. Theo. Kearney. Manager.
Geo. W. Beaver Trustee.



400 acres at 10 tons per acre.....	4,000 tons
4,000 tons at 140 gallons of wine to the ton of grapes.....	560,000 galls
Present price per gallon, 30 cents..	\$168,000 00
Deduct expenses of cultivation one year, picking grapes, handling wine, etc., at \$50 per acre (a large esti- mate).....	\$20,000 00
Profit for one year.....	\$148,000 00

Or, \$74 per share.

The above estimate is based upon facts easily ascertainable, and shows that there is a large margin for contingencies which would still leave a large profit. No deductions should be made from the yield of this property, as a large part of it is liable to produce 15 tons of grapes per acre instead of 10 tons. Neither should there be any additions to the season's expenses, as \$50 per acre is ample. The only probable variation is in the price of wine. It now sells for 30 cents per gallon, it may sell at 20 cents, and it is just as likely to sell at 40 cents per gallon. Even at 20 cents per gallon, this property will pay large dividends.

Four hundred shares of stock offered. Present price, \$100 per share—\$40,000.

For further particulars apply to

M. THEO. KEARNEY,

22 Montgomery street, San Francisco.

Office hours—10 to 11 A. M., and 2 to 3 P. M.

RAISIN MAKING.

[Marysville Appeal.]

In all parts of the State there is an unusual tendency among land owners and farmers toward viticulture, and it is said there is danger that the business of growing raisin grapes will be overdone. But there need not be excess if all who enter the business thoroughly understand it and grow the right kind of grapes. This matter was thoroughly discussed and made clear at a recent fruit growers' convention held at San Francisco. At that convention a letter was read from James Boyd, of Riverside, in which that practical viticulturalist stated that the raisin business of the State was in its infancy. Mr. Boyd insists that we can make in this State the best quality of raisins. All that is necessary is experience and the selection of the proper climate and lands. These we have almost everywhere. Mr. Boyd says: The total cost of growing and making them into raisins is about \$57 an acre on 1 year old vines. For each succeeding year \$25 an acre should be added for additional labor. The returns after 2 years would be \$80 for the third, \$240 for the fourth, \$320 for the fifth and \$400 for the sixth year—a total of \$1,040 against \$370 for expenses. For picking and packing \$320 would have to be expended, leaving \$377 an acre at the end of 6 years. In addition to the above statement, Mr. Boyd cited an instance where one grower sold 615 boxes from 2 acres in about 30 months from the time of planting, realizing over \$1,200 at a cost of not over \$300.

THE SULTANA GRAPE.

[From the S. F. Bulletin, Nov. 15, 1882.]

The coming grape, considering the demand for cuttings this season, appears to be the Sultana, the well-known seedless variety from the Levant. From being little known 5 years ago it has come suddenly into

prominence for raisins and wine, until the plantings this season will be limited only by the supply of cuttings. It well deserves its general popularity. It not only makes one of the most delicious seedless raisins, but a white wine of delicate and superior flavor, besides which, in favored localities it has proved itself to be an enormous bearer. How it ever got the reputation of being a shy bearer is a mystery to those who are familiar with its culture in Yolo county.

Six years ago R. B. Blowers, the well-known raisin grower of Woodland, planted several acres with cuttings of this variety, putting them in widely apart, or at the rate of 515 vines to the acre. The first crop was produced the third year and the yield was 5 tons to the acre; the second crop was at the rate of 10 tons, the crop of the fifth year was 12 tons, and the past season, the sixth from the planting, the vines produced the astonishing crop of 17 tons per acre. It is doubtful if this yield was ever before equaled in this State with any variety. It should be stated that Mr. Blower's soil is a rich, strong loam of great depth, is copiously irrigated and receives the best culture intelligent management can bestow. Owing to the untimely rains, which interfered with raisin working, the crop was sold to a wine maker (who found the saccharine strength to be 23 per cent.), at \$30 per ton, just double the price received for Muscatel sold for the same purpose. Mr. Blowers has already received orders for 140,000 cuttings, all the wood his vineyard has produced. Most of them go to the southern part of the State, Los Angeles county alone having ordered 100,000.

FRESNO RAISINS,

[Fresno Republican, Dec. 9, 1882.]

Many of our readers will undoubtedly be pleased to hear that the Fresno raisins this year brought the highest price paid for any California raisins in San Francisco—higher even than the justly celebrated Blowers raisins. With such prospects every year, the raisin business cannot but prove highly profitable.

PROFIT OF FRUIT CULTURE IN THE UPPER SAN JOAQUIN VALLEY.

[From the Resources of California, December, 1879.]

A correspondent, signing himself "Old Times," thus writes to the Visalia Delta: * * "I learn from the statistics compiled by our assessor, for the year 1879, that we have in this county trees of various kinds in the following numbers: 21,200 apple, 21,380 peach, 3,800 pear, 2,500 plum, 718 cherry, 693 nectarines, 2,259 apricot, 2,713 fig, 132 lemon, 1,123 orange, 243 prune, 1,960 almond—of vines: 18,900 blackberry, 100,000 strawberry, and 150,000 grape. Now, with the above quantity of trees, what has been the prevalent prices? They can be placed at the lowest figures as follows: Apples, 2 cents; peaches, 1½; apricots, nectarines, prunes and plums, 3 cents each; strawberries, 10; blackberries, 10 cents a pound. Apple trees set 20 feet apart each, required 108 to the acre, and at 8 years of age, will average 200 pounds to the tree—making the yearly income from an acre \$432; and I know of 1 orchard of winter apples within 3 miles of Visalia, that is about 18 years old, which brings annually from \$1,500 to \$2,000, which is at the rate of \$900 per acre at 3 cents per pound, and the owner has no trouble in disposing of the apples at that price. An acre of peach trees—108 to the acre—at the age of 4

years, if properly cared for, will average 200 pounds to the tree, which gives \$320 per acre. I have some planted 16 feet apart—making 170 to the acre—that produced this season 200 pounds to the tree, or at the rate of \$510 to the acre.

Apricots will bear at the age of 4 years, and when 6 years old will average 200 pounds to the tree—108 to the acre bringing \$648 per acre. At the prices paid at the San Jose cannery this season—4¼ cents per pound by the ton—a 12 year old orchard of apricots would bring an income of \$1,200 per acre, allowing only 300 pounds to the tree, which is a low average for trees at that age. There is a large and increasing foreign demand for canned and dried apricots and nectarines, and there is no danger of glutting the market with them. All we have to do is to raise the fruit, and capital will come in and prepare it for market. Three years ago San Jose had only 1 small cannery and dryer; this year there were 3 canneries and dryers in full blast, the gross product of which amounted to \$200,000, with a foreign and Eastern market for the entire amount prepared there.

In this semi-tropical climate we never have a total failure of fruit. In 21 years' residence, I have never seen a total failure of a crop, and the greatest trouble we have is in our trees bearing too heavily, which injures the quality of the fruit. In conclusion, I would advise the setting apart of at least from 5 to 10 acres from your farm for a well-assorted orchard, and I am convinced that it will pay you five-fold more to the acre than any other crop that can be produced upon it.

The section about Fresno is in every respect as favorable for the cultivation of fruits as that of Visalia, which is only 50 miles south, and in the same valley. One great advantage Fresno has over Visalia, is the fact that a large canning establishment is already in full operation in Fresno.

FRUIT CANNING.

[From *Visalia Delta*, December 26, 1882.]

A gentleman from Fresno was in Visalia this week with a view of ascertaining what inducements would be offered for the establishment of a cannery here. We did not learn the result of his inquiries, but we are confident that it will only be a matter of time when the fruit-raising industry will assume large proportions in this country. It may not be uninteresting to know something in regard to the Santa Clara valley. The San Jose *Herald* states that the canneries pay from \$70 to \$80 per ton for apricots; cherries, \$100 to \$120 per ton; plums, \$40 to \$60; grapes, \$30 to \$40; strawberries, about \$120 per ton. These fruits are brought from all parts of the State. The greater part comes from Alameda county. They obtain about one-fifth of their fruit in Santa Clara county. Much of it is obtained from Vacaville and the Sacramento valley. Last year the San Jose Fruit Packing Factory put up 1,000,000 cans of fruit, 150 tons of jelly, 150 tons of preserves, besides jams, dried fruit and vegetables, etc. The principal market for all this fruit is in Europe and the large cities of the Eastern States. The fruits most desirable for canning are the early and late yellow Crawford and the white and yellow clingstone peaches; the Moor Park and Royal apricots; the Bartlett pear; greengage and egg plums; the Napoleon and Great Bigoreau cherries; black cherries are not desirable to can. Of the grapes used, the Muscat is the principal variety for canning. It takes 40,000 pounds of fruit to run this factory 1 day, and the proprietors say there is no danger of overstocking with fruit if the orchardists will raise the kinds used for canning.

This factory has taken gold medals in London and in the World's Exhibition in Australia. The Golden Gate Factory employs from 250 to 400 hands, and last year put up 500,000 cans of fruit, although this they expect to double the amount.

FRESNO PEARS.

Messrs. Porter and Brothers, of San Jose, fruit dealers and shippers, have bought 900 boxes of pears from James McNeil, the Fresno orchardist, and will ship them direct to Chicago. One car load has been sent during the past week, and the balance are being rapidly gathered. Mr. Porter says he has bought pears during the past 10 years in the Sacramento valley, Napa valley, Suisun, Santa Clara, San Jose and elsewhere, and that these Fresno pears are the finest he has ever bought in the State. Mr. McNeil's trees are young and not in heavy bearing, but he has proved that he can produce as choice pears, peaches, prunes, apricots, nectarines, figs and grapes right here on the plains as can be raised on the Pacific coast.

A VALUABLE FARM.

[Fresno *Republican*.]

The entire crop of plums on the McNeil ranch found a ready sale at 3 to 4 cents per pound, many of the trees yielding from 200 to 300 pounds each, or at the rate of at least \$1,000 per acre.

FRESNO CANNED FRUITS.

[From *Daily Evening Expositor*, October 7, 1882.]

This morning a number of citizens and business men were invited to the store of Louis Einstein & Co., to examine, partake of, and pass judgment upon samples of fruit put up by the Fresno Packing Company. Among those present were Messrs. Einstein and Gundelfinger, S. Goldstein, Judge Baley, L. J. McCreary, Thos. E. Hughes, J. W. Hinds and W. T. Oden. The Superintendent of the cannery, U. J. Stevens, opened up cans of the first and second quality of fruit, consisting of apricots, pears, plums, nectarines, and white and yellow peaches. It all showed up finely. The syrup was clear as water, and palatably sweet, showing that it was made out of clean white sugar, and entirely free from the glucose adulterations too commonly used by canners. The general verdict of all was that the fruit was superior both in quality and packing, to any ever put into market. The white cling peaches, Bartlett pears and apricots, were especially commended. During the past season the company has put up something over 100,000 cans of fruit, and given employment to from 50 to 75 hands, and would have employed more, and put up more fruit, had white help been obtainable. But it was not. The company recognizes that its fruit will be more acceptable when put up by white labor, and that money paid to them is invested in improving and building up the town and the adjacent colonies. Next season the company expects to put up at least 500,000 cans, and to give employment to at least 150 men, women and girls, during the canning season. Assuredly this institution is a great advantage to the town and county. It affords a ready market for all the good fruit that can be raised; will give employment at remunerative wages to

the wives and daughters of those who are settled about town or on the colony lands adjacent, and it brings money to this county from abroad.

PROFITS ON EVAPORATED FRUITS.

[Santa Barbara Press.]

During the last 2 or 3 years horticulturists have been experimenting with methods of evaporation, and, although much remains to be learned, enough is now known to demonstrate that the grandest industry of the Pacific Coast is to spring from this plan of preserving fruit. The old plan of drying fruit in the sun is exceedingly objectionable, because much of the substance, as well as the flavor, is lost. While lying in the sun a chemical change takes place which discolors the fruit, alters its taste, and completely destroys its chief virtues. Bees, yellow jackets and flies also carry away much of the meat, and millers deposit their eggs in it to finally develop larvæ. Subjected to a heat of 140 or 160 degrees for a period of from 12 to 24 hours, all kinds of fruit come out of the evaporator soft, pliable and juicy, and robbed of not one single desirable quality except the water they contained. This is replaced by soaking the fruit over night, which restores all the former plumpness and gives the fruit quite the appearance of canned goods. By the addition of the requisite sugar to suit the individual taste it is ready for cooking. It is proven, however, that the fruit must be thoroughly ripe before being taken from the tree. 5 pounds of ripe apricots make 1 pound when evaporated, while 7 pounds of apricots suitable for canning are required to make 1. The immense profit to the fruit-grower is readily understood when it is stated that evaporated apricots bring from 25 to 27½ cents per pound, less the labor of evaporating. Those having experience say the fruit can be taken from the tree, evaporated and placed in boxes ready for shipping at 1 cent per pound of green fruit.

LETTER FROM U. J. STEVENS.

Office of the
FRESNO FRUIT PACKING COMPANY,
U. J. Stevens, Superintendent. }
FRESNO, April 11, 1883.

Mr. M. Theo. Kearney, San Francisco:

Dear Sir—In your favor of April 6th you ask my opinion of fruit-growing in this county, also of varieties and quality. One season of packing fruit here, in comparison with past experience in other localities, has led me to conclude that no finer fruit can be raised in any part of California than here, and I might add that it is even superior to that raised in older and better known portions of our State. That also was the decision of competent judges at the horticultural fair recently held in Dubuque, Iowa. Both the climate and soil seem to be peculiarly adapted to the culture of peaches, apricots, pears, nectarines, plums and quinces. The trees mature much sooner, and commence bearing at least one year earlier than in other parts of this State.

The qualities in which the fruit excel are found in their superior flavor, size and firmness, the latter quality being an important requisite in canning. In the above mentioned fruit the nectarine seems to take precedence among our orchardists, as their energies are particularly directed towards its perfection, and they may justly be proud of their past efforts. Certainly

there is no fruit can equal it for beauty, lusciousness and delicacy of flavor, especially the new white variety.

The petite, or French prune, does remarkably well here, and will undoubtedly, in the near future, bring in a handsome revenue. Cherries, and some varieties of small fruits (currants and gooseberries), do not yet seem to flourish so well as anticipated, but the country is in its infancy yet in fruit-growing. With the impetus given to fruit raising by the establishing of a cannery here, and with other facilities for disposing of fruit, I feel sanguine in predicting that still greater exertions will be made to improve the quality of fruit and produce it in unlimited quantities.

Respectfully yours,
U. J. STEVENS.

CALIFORNIA WINES.

[From the S. F. Chronicle, March 16, 1883.]

As one of the results of many years' residence in America, Mr. Pulston, a conservative member of the British Parliament, has gained certain noteworthy ideas of this country's industrial progress. Especially has he been impressed with the superiority of California's wines. He has affirmed that the importers of Cologne have already found that California samples of red and white wines were superior in taste to French wines and admirably adapted for the German market, and, further, that if the California wine-makers could compete with France in Germany, it was probable that she could also do so in England.

The New York *World* takes exception to Mr. Pulston's statements, and, in attempting to controvert them, falls itself into error. While graciously conceding that "California is admirably adapted to wine culture and that some of the red wines made there are in every way excellent," the editor nullifies even the half-hearted praise by saying that it is extremely doubtful whether the whole product of the State amounts to 5,000,000 gallons. It is a euphemism to call this a misapprehension when made in the columns of a paper published in the same city with *Bonfort's Wine and Spirit Circular*. The fact is, and it is easily obtainable, that the vintage in this State for 1881 amounted to 11,000,000 gallons, while for 1882 the wine yield reached 10,000,000 gallons, the former year being exceptionally good, the latter being one of average productiveness.

The *World* also asserts that most of the product is consumed on the spot. The answering fact to this is that during 1881 the wine shipments from California to New Orleans, St. Louis and New York amounted to 2,750,000 gallons, that quantity increasing last year to 3,000,000 gallons. The local consumption in 1882 amounted to 4,000,000 gallons, leaving a balance of 6,000,000 gallons to be shipped and stored.

Next, it is declared impossible that California wines should take a place for years to come in the European markets. We of this State are naturally inclined to be sanguine, perhaps, but our hopes are not of that ultra self-complacent order which would lead us to expect the impossible. It is certainly true that, directly, California wines have not seriously influenced the European markets; it is equally true that indirectly they have, for the past decade, been a disturbing element to the European producers. Some 50,000 gallons of our wines were last year placed on the European markets, and while this may fairly be considered a "sample," it is a sample that has set the French and German vineyardists to head-shaking.

The extent of the great indirect influence, however, may be gathered from the carefully prepared tables which are presented in another portion of this issue.

They tell the plain, unvarnished, statistical story of a decrease in the imports of foreign wines into this country and into this State which is astonishing, and which should be scanned by every one interested in the advancement of home industries. In these tables, and in the article in which they are set, it is indisputably shown that, notwithstanding the increase of population during the past 10 years, the exports from the principal wine-making countries of Europe have steadily decreased, that diminution being especially and peculiarly marked in California. It is shown, also, that while the quantity has lessened the quality has improved, the safe deduction being that the import trade is being slowly and surely narrowed down to that of high-priced wines, and that the low-grade wines are practically excluded from the market. It is here that the indirect influence of the California wines is seen upon the European market, for the fact is so evident as to preclude all necessity of argument that what Europe has been kept from sending us California has more than supplied.

Again, the *World* affirms that the wine-makers of California are crippled for want of capital and that the growth of the industry is unpromisingly slow. To this it need only be answered that the vineyards of California cover 110,000 acres, half in full bearing; that planting goes on at the rate of 30,000 acres a year, and that the return for the capital invested is considered as eminently satisfactory.

That we want experience there is no gainsay, but time is bringing that, and every year improvements and experiments are being made. The cellars are being enlarged and a resting-stock is being set aside; the art of blending is being learned; the poorer varieties of vines are being cast aside and the better ones nurtured; the past has been fruitful in lessons and the future is bright with promise. The California wine trade is a great industry that is attracting attention all over the world; that is one of the chief stones in our firm foundation of prosperity, and there is the smirch of ill-grace in a newspaper of a sister State attempting to belittle this industry in combating the graceful attempt of an Englishman to extol it.

CALIFORNIA WINES.

[From the *S. F. Chronicle*, April 16, 1883.]

Henri Grosjean, a commissioner sent out by the French Department of Agriculture to collect statistics on that subject in the United States, having investigated the viticultural situation in California, declares that our prospects for the production of wine are of the best. He declares that when the irrigation problem is settled, San Joaquin valley "from end to end will become the France of America—the vineyard of the world." He says he has "tasted Port, Muscatel and Madeira hardly to be excelled," and that our costly, sweet, heavy wines are as good as those of France. We may add to this that California Ports, Sherries, red and white wines are now almost universally used in this city in preference to imported articles. M. Grosjean speaks highly of the sandy land of Fresno county for viticulture when it is once opened to irrigation. Such soils are coming more and more into use in France of late years, because they are hardly at all subject to phylloxera. The hill regions are being abandoned there by vineyardists because they are more than all others liable to the ravages of this destructive insect. On this subject we quote from this French Government Commissioner:

"The advantage of the San Joaquin valley is that

the snowy peaks of the Sierra Nevada will furnish an inexhaustible water supply for irrigation; and this very water, in connection with your sandy loams, gives you the necessary means of successfully combating the phylloxera, that terrible scourge now destroying the wealth of France. Only the most valuable vineyards can afford to use chemicals. Submersion on adobe soil is the only practical remedy. On sandy soil, where the insect cannot travel, there is no danger. You have both these conditions here in San Joaquin valley. In my own country no more vineyards are planted on hillsides, as they used to be. Our formerly most worthless sandy lands are now found to be the best adapted to grapes, and their price has increased enormously."

This is worth more than all the counter-opinions of such papers as the *World*, whose conductors do not have a practical understanding of the subject. There is vine land enough in Fresno alone to produce 100,000,000 gallons a year in the next 20 years, and it is being very rapidly occupied and planted in vines, the average production of which, at 5 years, is said to be over 4 tons to the acre.

A WINE EXPERT.

[From the *Fresno Republican*, April 14, 1883.]

Eugene Morel, formerly of the Edge Hill vineyard, Napa county, and one of the prominent wine-makers of California, was visiting Fresno the early part of this week. Being a countryman and friend of the French Agricultural Commissioner, Henri Grosjean, he had received from him several private letters in regard to this county and its eminent adaptability for the production of wine and raisins, and came to see for himself. He confessed upon his arrival that the real estate men and wine-makers of the northern counties had prejudiced him considerably against this county. A few days of investigation, however, was sufficient to dissipate any doubt about Fresno becoming a wine district that will, in a short time, not be surpassed by even Portugal or Spain, countries with which Mr. Morel is well acquainted. He is so well pleased that he admits its superiority to Napa county, and the probabilities are that he will shortly return to Fresno and locate permanently.

REVOLUTION IN THE CALIFORNIA GRAPE CROP.

[San Francisco Corr. of the *New York Tribune*.]

Time was when grapes were almost unsaleable if remote from the large cities in the State, and the unpalatable Mission grape was the leading variety. Now there is an eager demand for the product of all the vineyards, and shrewd ranchmen are planting many thousand acres in the foothills with choice imported varieties which have been proved to grow well and bear abundantly on certain soils. The wine manufacturers declare that they are unable to fill their orders from the East, and several of the largest firms offer to make contracts with vineyard owners for 10 years at the present rates. As the ruling price is \$20 a ton for ordinary grapes, it will be seen that there is a bright outlook for the man who has 50 acres in vines.

AMERICA'S INDUSTRIAL PROGRESS.

THE CONTROL OF THE BREADSTUFFS MARKET—THE
SUPERIORITY OF CALIFORNIA'S RED AND WHITE
WINES.

[Specially telegraphed to the *Bulletin*.]

NEW YORK, March 13, 1883.—The *Herald* says: There is one member of the British Parliament, at least, who has an adequate idea of the far-reaching influences of the industrial progress of the United States. This is Mr. Puleston, conservative member for Devonport, whose residence in Washington for many years, and intimate business connection with this country have enabled him to make special study of the causes and tendencies of American prosperity. He finds that not only is the grain market of England in American hands, but Russia has been supplanted as a food producer for Central Europe. American breadstuffs now are going to France and Germany, the system of transportation being so complete that grain freights from Chicago to Hamburg are lower than from Pesth to Hamburg. At Flume, the great Hungarian exporting port, American grain is now handled, and Russian alcohol distillers are importing American maize. The wine importers at Cologne had already found that California samples of red and white wine were superior in taste to French wines and admirably adapted for the German market, and if the California wine-makers could compete with France in Germany, it was probable that she could also do so in England. He foresees that one of the effects of the commercial treaty between the United States and Mexico will be the transfer of the coffee trade from Brazil, and this will have a disturbing effect upon British trade for the settlements. The coffees used in America have been mainly affected through English merchandise.

DO WE PLASTER OUR WINES.

In last evening's *Bulletin* the following dispatch from Washington appears:

Consul Warren of Dusseldorf, Germany, in an official communication to the State Department, says: "As efforts are being made to encourage the sale of California wines in this part of Germany, I undertook, in conjunction with my friend, Professor Stutzer, Director of the German Agricultural Experimental Station for the Rhenish Provinces, to chemically investigate 2 qualities of wine which I purchased from a wine house in Cologne, namely, Reisling (white) and Zinfandel (red), from St. Helena, Cal. According to Professor Stutzer's opinion the California Reisling is a good wine, having a superior taste and well fitted for importation into Germany. It contains a high percentage of alcohol, and it could be used by wine dealers for mixing with the German lighter wines, or be drunk alone as a good and strong wine. There is not the least doubt in my mind but that this wine could be brought into very great demand in this country, as the Germans like its taste, and the only objection that they could find against it would be in the price. The red Zinfandels cannot be so well recommended for importation on account of there being too large an amount of sulphate of lime used in the preparation of it, which addition is very much disliked in Germany. The bitartrate of potash contained in this wine forms, with the sulphate of lime, tartrate of lime, and a mixture of sulphates exist largely in the wine. They exert an injurious physiological influence on the human organism, and, therefore, it is not advisable to mix sulphate

of lime with red wine that is intended to be sold in Germany. The importation of French red wines into Germany is very large, and if proper attention is given in the preparation of California Zinfandel, I can see no reason why America could not gain a good proportion of this trade."

Now, it is not new to us that good Reisling wine is made in California, and that it contains all the qualities above described, but it is certainly news to most Californians that sulphate of lime (gypsum, plaster of Paris) is used in the manufacture of any of the wines of this State. It is a well-known fact that it is a very common practice in many parts of France, and in Spain, to throw a handful or two, and sometimes more, of gypsum upon the fermenting mass in the vat, and there are those who condemn its use and those who uphold it, but it is pretty well established that a too free use of it produces stomachic disturbances after drinking the wine.

We cannot doubt that those gentlemen found in the Zinfandel what they say they did, but was that sulphate of lime added when the wine was made in Napa valley? Let some St. Helena man rise and explain if he, or anybody else, ever heard before that we plaster our wines.

E. H. R.

December 22, 1882.

WINE YIELD OF FRANCE IN 1881.

[From the *Fresno Republican*, January 13, 1883.]

Mr. Henry Grosjean, the Viticultural Commissioner of the French Government, has favored us with the latest issues of the *Bulletin d' Minestere de l' Agriculture*, corresponding somewhat to the reports of the Agricultural Department at Washington. From the statistical tables of the wine product of France for 1881, we glean the following: "The phylloxera is spreading rapidly over the country in spite of all powerful chemicals used for its extermination. Only in places where submersion can be resorted to, or where the nature of the soil prevents the thriving of the insect, the diminution of the wine product is less marked. The country is divided into 10 districts, and the quantity of wine produced in each is given first for an average year, then for 1881. In the district of the southeast an average year yielded about 450,000,000 gallons, while the vintage of 1881 was only 142,000,000, or less than one-third of an ordinary yield. The total of the average French vintage is stated to be not less than 1,662,919,548 gallons, while the yield for 1881 was but 1,022,019,841, or in round numbers, 650,000,000 gallons less than an average yield. We further learn that about 4,400,000 acres are planted to vines, the yield of each acre being about 222 gallons. The yield of a Fresno vineyard is not less than 1,000 gallons per acre, and certain varieties of grapes will yield 2,600 gallons per acre. Under such circumstances it is not likely that vineyarding will be unsuccessful in this county."

MORE WINE IMPORTED THAN EXPECTED.

[London Daily Telegraph.]

It has long been notorious that all the wine made or concocted in France is not French wine. Many will, however, be surprised to learn that, in the land of the vine, the cost of imports, chiefly from Spain, exceeds the total received for exports to the whole world.

The quantity derived from the kingdom of Alfonso, this year, has nearly equalled the total exported from French ports, or sent across the land frontiers. During the first 10 months of 1882, France paid no less, in round numbers, than £10,800,000 for wines coming from abroad, whereas she received only £8,300,000 for the amount sent out of the country. The growth of the demand for external supplies has been alike startling and rapid, since in 5 years the sum paid for them has sprung up from less than £1,000,000 in 1877 to upward of £10,000,000 during the present year. The progress recorded in the statistical returns is most remarkable, the cost more than doubling each year since 1877. These figures are, in some degree, a measure of the devastation wrought in the vineyards by the phylloxera. It is worth notice that the importations from Spain have steadily increased year by year, while those from Italy have declined. Another fact disclosed by the returns is that so far, during 1880, England has received 45 per cent. of all exports, the whole of which, we need not say, cannot be pure French wine.

CONDITION OF FRENCH VINEYARDS.

[S. F. Bulletin, April 23, 1883.]

At a recent meeting of the committee appointed by the Minister of Agriculture to report upon the condition of the French vineyards, M. Tisseraud, the Director of Agriculture, gave some very interesting information as to the ravages of the phylloxera up to the present time. Nearly 2,000,000 acres of vines have been destroyed, and 1,500,000 acres more have been attacked and are affected in their yield. About 50,000 acres have, within the last year or two, been replanted, and the young vines dosed with sulphate of carbon, while 30,000 acres newly planted have been protected by submersion; 40,000 acres more have been planted with American vines; but though there has, within the last year or so, been a slight increase in the area of newly planted vineyards, the total is very trifling compared to what has been destroyed. M. Tisseraud mentions as an encouraging circumstance that vine-growers are forming many associations for the purpose of conducting experiments as to the best mode of combating the phylloxera, that these associations now have 12,338 members, and that they received last year subsidies amounting to \$215,000 from the Government. The committee has decided that no remedy has yet been discovered entitling the inventor to the premium of \$60,000 offered by the Government some years ago, but recommends the use of sulpho-carbonates and the submersion of the vines as palliatives of the disease. The cultivation of the American vine is authorized in 23 arrondissements, and it was mentioned incidentally in the course of the meeting that 17 fresh districts were invaded last year.

WINE MANUFACTURE IN FRANCE.

[From the London Times.]

Drinkers of French wines, and they are many, will be interested in the following statement of analyses of wines made at the Municipal Laboratory of Paris, for although all wines and liquors imported into France are subject to analysis at the Customs before delivery to the importers, so that if found adulterated they are not admitted to entry, there is no inspection or examination whatever of wines exported. According to the following figures it would be well for consumers if

some examination did exist. In 1881, 3,001 samples were analyzed, the result being that 279 were found to be good, 991 passable, and 1,731 bad, while in the first 5 months of the present year 1,869 samples were analyzed, out of which 372 were good, 683 passable, and 814 bad, 145 of these latter being pronounced decidedly injurious. The American Consul in Paris calls the attention of his Government to the manner in which French wines are adulterated otherwise than by mixing those of poorer quality with stronger wines or brandy, such mixing not being necessarily prejudicial to health. A liquid is largely sold as wine which is manufactured of water, vinegar and logwood, with a tenth part of common wine from the south of France to cover the fraud. Not only is wine falsified by adding cider, sugar, molasses, tartaric, acetic, or tannic acids, sulphuric acid, lime, alum, bitter almonds, leaves of the cherry-laurel, etc., but it is largely manufactured without the slightest pretense of being associated with the grape. The result of the fermentation of the juice of the grape is imitated by means of fermentation with water of sugared substances, such as syrup of fecula, dried fruits and raw sugar, or of juniper berries, coriander seeds and fresh rye bread. After fermentation the liquor is racked off, and if it is not sufficiently colored, an infusion of red beet or myrtle berries is added. In order to correct the acidity, some makers are unscrupulous enough to use litharge, thus affording to the drinkers the probable chance of an attack of colic. In the departments of Herault, Pyrenees and Var, lime is used to heighten the color of the wine and reduce the lees, but by so doing chemical changes supervene with the effect of a purgative and even corrosive nature to the liquid. Alum is principally used to produce the stypitic, which belongs to Bordeaux wine. The coloring matters generally used are dwarf and black elderberries, myrtle and phytolacca berries, Brazil and Campeachy wood, beet juice, rose mallow, cochineal, fuchsine or aniline red, and more especially grenat, the residue of the fabrication of fuchsine, of red or violet aniline, and rose aniline salts. Some of the coloring wine tinctures sold under fancy names contain arsenic. The most successful of all these coloring matters is the brown grenat, which imitates as much as possible the natural color of wine, while its elements are very nearly the same. The logwood appears to be most in favor in the Paris manufacture of wine, as it gives young wine the color of the old, while beet, fuchsine, and cochineal are the usual agents in the south of France, and the elderberry is most used in Portugal and Spain. This latter offers to the consumer the advantage of being of a purgative character, and thus enables him to kill two birds with one stone.

WINE DRINKING IN FRANCE.

Mr. Fulton writes to the Baltimore *American* in summing up the experience of his European trip this summer: "Good wine can seldom be obtained at either hotels or restaurants in Europe. Americans who have followed the European practice of taking wine at almost every meal, make the general complaint that the wine furnished them almost everywhere has been of the most inferior quality. Many of them have been accustomed to drinking foreign wines at home, and they are strongly of the opinion that the good qualities are exported and the inferior alone kept for home consumption. But the fact is that the adulteration of wine is carried on to such an extent, especially in Paris, that what is called 'vin ordinaire' has very little of the juice of the grape in it. Indeed, it is scarcely possible for all the vineyards in Europe to supply pure wine sufficient to meet the demand for

consumption. Everybody drinks 2 or 3 bottles of wine per day in Paris, and you will see even the scavenger and chiffonier sitting on the curb-stone, partaking of their mid-day meals with a bottle of wine to wash it down. At the Bon Marché dry goods establishment all the employés are fed in the extensive dining rooms on the upper story of the establishment. They number from 1,200 to 1,500 men and women. We were shown through the culinary department, and were startled at the immense wine-room, which contained many thousand bottles. A large force of men was at work washing and filling bottles, and we were assured that the daily consumption of the establishment exceeded 4,000 bottles. By the side of every plate at the long dinner-tables was a bottle of wine, and these had to be filled 3 times every day. Wine is a part of the daily food, and most of it seemed as harmless as water. Wine in America has an intoxicating quality, but what we met with in Europe at table d'hotes would scarcely intoxicate a child."

COMPLIMENT TO CALIFORNIA WINES.

[Specially telegraphed to the *Bulletin*.]

NEW YORK, May 15, 1883.—Henry Grosjean, the French Commissioner of Agriculture to the United States, who has been here for 2 years, sails for home Wednesday next. He prophesies a great future for California wine, and thinks we cheat ourselves by using foreign labels on our good wines.

He yesterday visited Castle Garden and critically examined the arrangements for receiving the number of immigrants now arriving at the Government landing. He believed the French immigrants would not find it agreeable to settle in Manitoba, Minnesota and the Northwestern states, all of which he conceived unfit for French settlers. He thought the northern climate of this country was somewhat like that of Normandy, in France, while California is the State which, he believed, would admirably suit Frenchmen. It was more like Marseilles.

THE FRESNO FOOTHILLS.

LATENT MINERAL AND AGRICULTURAL RESOURCES.

[Correspondence of the *Chronicle*.]

COARSE GOLD GULCH,
FRESNO Co. (Cal.), May 1, 1883. }

Fresno county is one of the largest of the State, extending from the summit of the Sierras to the coast range, and from Merced and Mariposa on the north, to Kern and Tulare on the south. Along its eastern boundary, or that portion embracing the foot-hills of the Sierra Nevada mountains, lies a region of undiscovered mineral wealth and agricultural possibilities, neither of which have received any great amount of attention. The early influx of prospectors to the coast brought its pro rata of the "pick-and-pan" brigade to this isolated region. An honest and dishonest, shrewd, keen-witted mob, they came and went, leaving monuments of their industry along gulch and ravine in heaps of gravel and sand. There is now some fine gold being sluiced and rocked, and occasionally a nugget of considerable value is found. The outcropping of quartz, in many places gold-bearing from the surface, is almost continuous from the Fresno to the San Joaquin river. A few quartz mills of small capacity are being run upon ores already extracted. Many horse arastras are running with good success,

but unless the ores thus worked are of great richness, nothing but a living results from this mode of reduction. Thus the mineral wealth of Fresno county is still an unknown quantity and awaits an investment of capital.

Many of the old forty-niners tarried here. Honest, unambitious, discouraged, they settled in the sunny, well-irrigated valleys, where they now enjoy valuable homes, supplied with many of the material comforts, besides a numerous following of sons and daughters: Others came later, availing themselves of the excellent facilities for stock-raising. Now their sheep, goats, cattle and swine range almost literally upon a "thousand hills." Frugal and industrious, still striving for greater increase, hardly keeping pace with our civilization, they are sure to wake some morning in the future with a wealth they are neither able to use or enjoy. There are other classes, but they are not distinctive. Many are striving in a small way to open up the various mining prospects, with little means but measureless hope.

The climate here in the foothills is one of the most healthful of which I have any knowledge. There is no physician within many miles, and the cemetery of this vicinity contains but two graves of persons who came to their deaths from constitutional causes. The seasons are neither too hot nor too cold, and there is seldom a failure of crops from lack of rain. Here, on the southern hillside exposures, can be grown all tropical fruits, and homes for the enjoyment of cultured wealth and refinement will yet be founded.

GOLD.

[Fresno *Expositor*, March 14, 1883.]

Perhaps one of the richest mines ever discovered in this county is the Morning Star mine, owned by Messrs. Hildreth, Wheeler & Co. It is located in Free Gold Mining District, and was accidentally discovered by an old miner and prospector named R. McCollough. Mr. McCollough discovered a piece of rich float rock, and concluding that it must have worked down from some place above, followed up the side of the mountain in which the mine is located, and soon had the satisfaction of discovering a small, but well-defined vein of very rich gold-bearing quartz. The news of his discovery was soon spread around, and in the course of a few weeks Thomas Hildreth purchased a half interest in it for himself and his friend Wheeler. Since then work has been prosecuted vigorously on the mine. Two shafts have been sunk—one to a depth of about 40 feet; and the other some 80 feet, and a well-defined ledge varying from 8 to 12 inches in width, has been found all the way down, and the ore continues very rich. The formation of the country is a sort of conglomerate, there being bastard granite, porphyry and slate. The vein has been traced for a distance of over 2 miles. Twelve tons of the ore were recently worked in an arasta, and yielded over \$700 in gold, or at the rate of at about \$60 per ton. It is to be hoped that the mine will hold out as well as it promises.

NEW VINEYARD COMPANY.

[San Francisco *Alta*, March 8, 1883.]

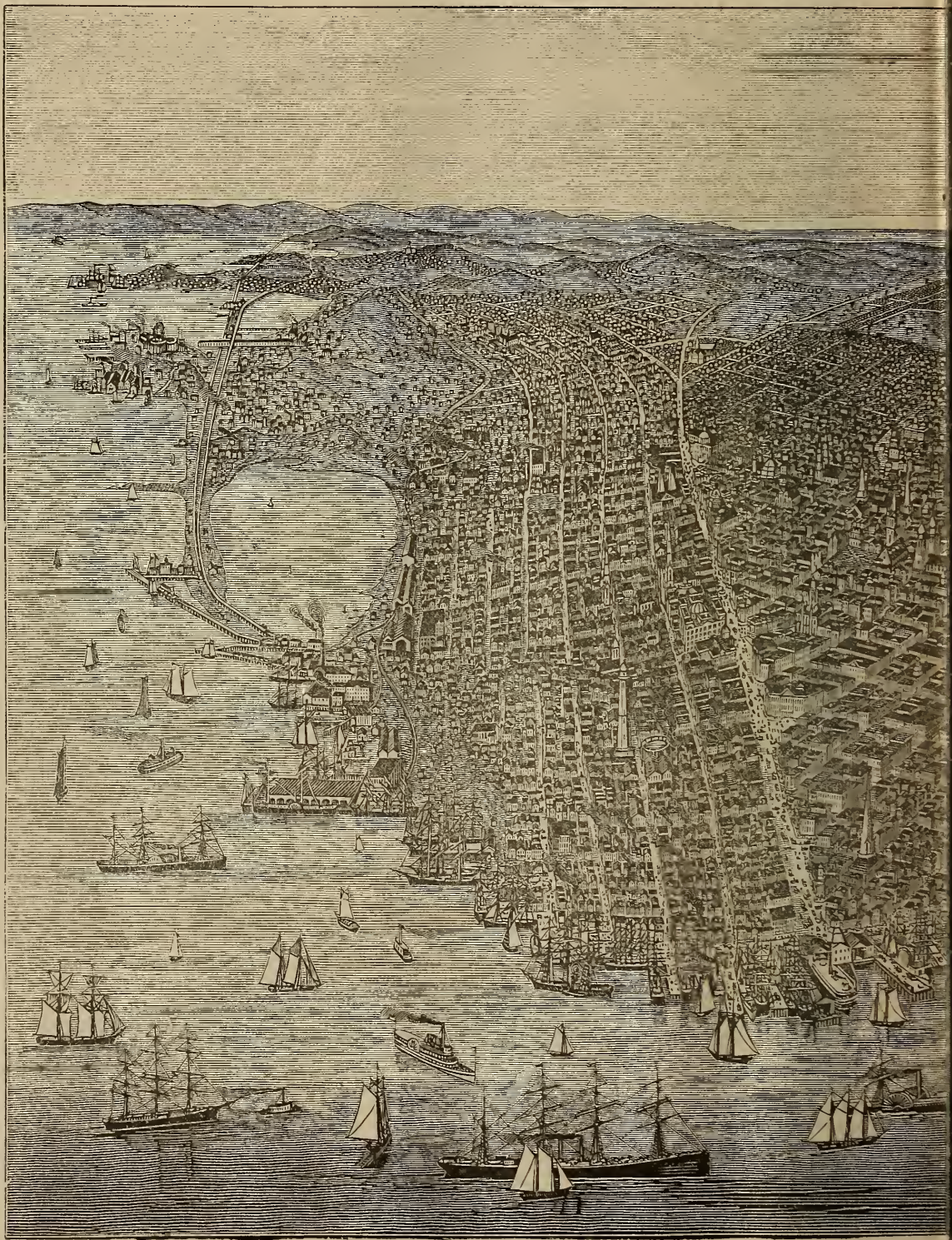
Articles of incorporation of the Marks Vineyard company of Fresno county were filed yesterday. Directors—T. B. Valentine, S. S. Tilton, Joseph O'Connor, John Swett and James D. Ruggles. Capital stock, \$125,000, in 600 shares of \$200 each. The sum of \$38,000 has been subscribed.

GAME IN CALIFORNIA.

FARMERS AND SPORTSMEN DISCUSS THE FISH AND GAME QUESTION.

[Special to the *Examiner*.]

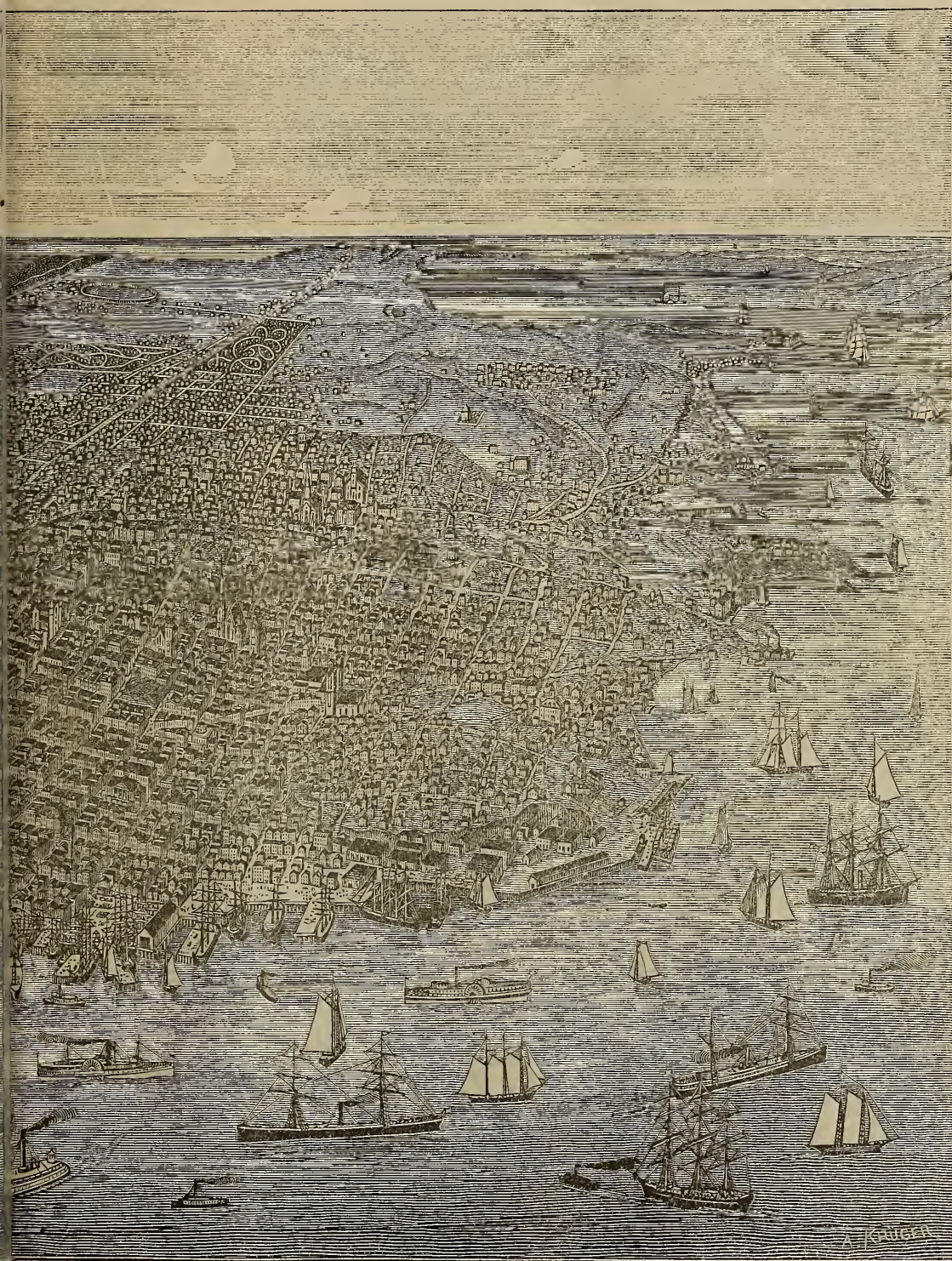
SACRAMENTO, February 13, 1883.—The sportsmen and farmers compromised their quarrel last night at the meeting of the Senate and Assembly Committees on Fish and Game. One has to attend a meeting of sportsmen and agriculturalists to realize how antagonistic are the ideas of the scope and utility of field sports that are entertained by the man who hunts for recreation and the man who sits under his own vine and fig tree and thinks only of game birds as pests that may decrease his crops, and should be ruthlessly exterminated. Any one who looks at our markets teeming with game and compares the wealth of the poor man's larder in California with the comparative poverty of the rich man's kitchen in Europe, will be more competent to appreciate the benefits to be derived from an abundance of game. Wild fowl forms an important part of the food of a large portion of the population of California. The quantities of ducks, geese and other wild birds killed for the markets, not to speak of those shot for private distribution, are prodigious. In many parts of California the hunter can find a sportsman's paradise. One need not depart much from the beaten tracks to find great tracts of land as bountifully supplied with game as the domains of European nobles guarded by corps of keepers and doubly protected by the rigorous statutes of the feudal age. The Eastern or European tourist, looking out from the windows of the express train, as it dashes down from Sacramento to Benicia, sees with wonder the ponds on each side of the iron road dotted with wild ducks, and wide acres of marsh covered with geese. The wings of the countless thousands of birds fill the air with a noise that resembles distant



BIRD'S-EYE VIEW OF SA

thunder, and the heavens become almost clouded as flock after flock rises, until the whole feathered creation seems to be in motion. The sight is a rare one to any but the Californian, who, accustomed to the prodigality of nature in his new land, views even phenomena without admiration. The strange spectacle that presents itself during the winter months on the marshes of Suisun bay is not more remarkable than that which would be offered to the amazement of the naturalist if human kin could but penetrate the yellow waters of the great rivers that roll ceaselessly from the

mountains to the ocean. For months the swift current of the Sacramento is stemmed by school after school of fish that rivals in the number of its members the great flocks of wild fowl on the shores. Salmon and other fish in millions pass up from the sea until the markets grow glutted by the energy of the patient fishermen and the tables of the fishmonger creak in unison with the racks of the game-dealer. Thousands upon thousands of salmon perish in the attempt to reach the head waters of the great rivers, and still the supply seems undiminished, and the proud and careless Californian, confident in the boundless resources of his wonderful land, thinks, as he sees the wealth of stream and marsh poured out on the markets, that laws for the protection of fish and game are a dubious superfluity.



FRANCISCO, CALIFORNIA.

LEGISLATIVE GOSSIP.

RESULTS OF THE IRRIGATION COMMITTEE'S TRIP TO FRESNO AND TULARE.

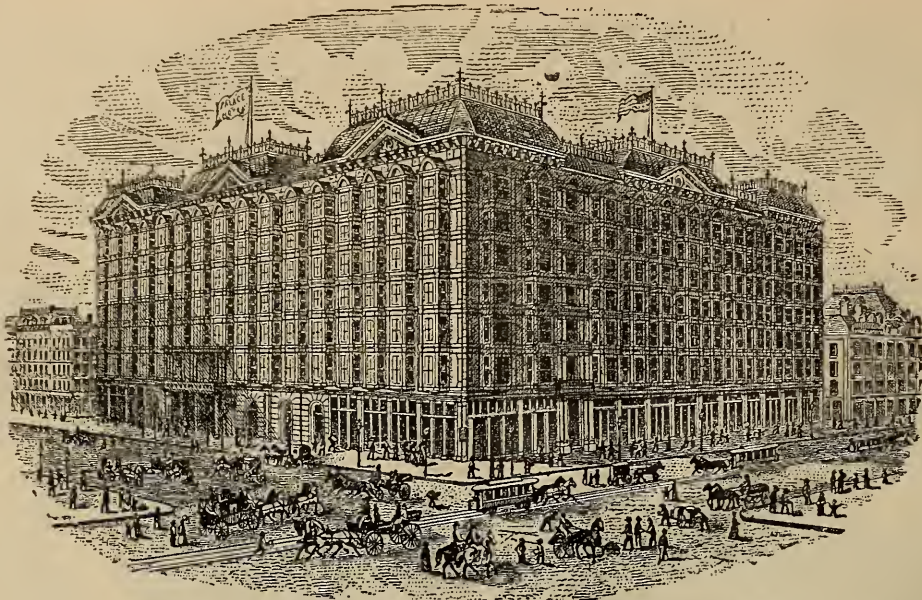
[Special Correspondence of the S. F. Bulletin.]

SACRAMENTO, February 13, 1883.—The Assembly Committee on Water Rights, Irrigation and Drainage, which last week made a flying trip to the lower part of the San Joaquin valley, has returned, and on Saturday made a report. As this document gives in a condensed form the results of the observation of a set of practical men upon a question of the most vital moment to a great many people, it is worthy of more than a passing mention. The text of the report is subjoined:

"We have visited the counties of Fresno and Tulare, in which irrigation is carried on more extensively than any other portion of the State, and examined the canals and ditches constructed and used within an area of land lying in these two counties, some 70 miles in length, running north and south, and some 30 miles in breadth, running east and west, making 2,100 square miles, all susceptible of irrigation and unsurpassed in fertility.

"All this area is covered by a sandy loam, which yields readily to the farmer's implements and does not cohere after flooding from the

anal. This land, without irrigation, is for the most part a sterile plain, and at best yields but a light crop of wild grasses, and is of nominal value. The climate of this region is of an exceedingly dry character, the average rainfall per annum being only 4½ inches, hence the farmer cannot rely upon the rainfall to supply the necessary moisture to his crops. We observed, upon examination of numerous canals and ditches, that but little labor is required to cause the diverted water to flow in almost any desired direction. The Sierra supplies the rivers flowing therefrom with an abundance of



PALACE HOTEL, SAN FRANCISCO.

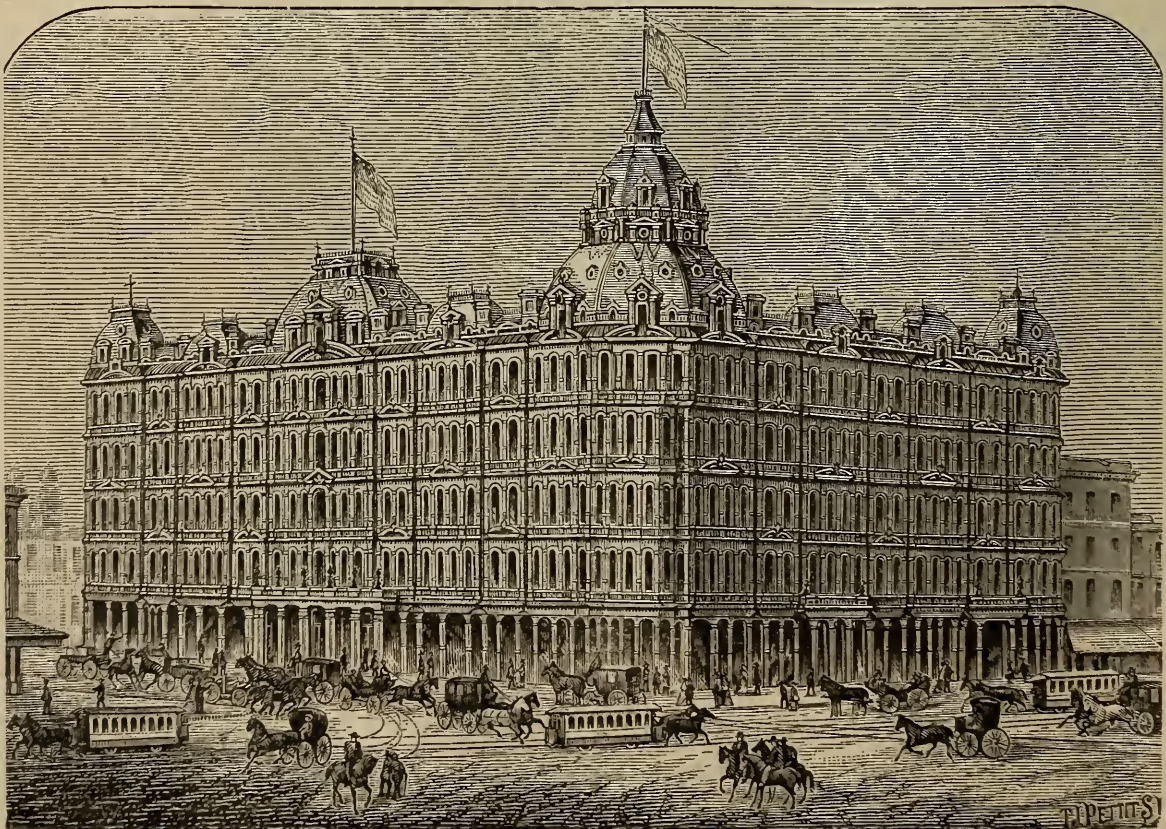
*A. D. Sharon, Lessee.**Geo. H. Smith,
Chief Clerk.*

SAN FRANCISCO HOTELS.

For the information of the capitalist or tourist intending to visit California who may have doubts concerning the hotel accommodations to be found in this part of the world, it may be said that there are in San Francisco five hotels of the first-class, besides a number of lesser grades. Of the first-class, views are given of two—"THE BALDWIN" and "PALACE."

"THE BALDWIN," as may be seen, is a very large building, handsomely designed, and is finished inside and furnished in an elegant and elaborate manner, and regardless of expense. In one corner of this building is the Baldwin Theater, which, in arrangement and finish, is a model theater for any city.

"THE PALACE," however, is the pride of San Francisco, and is probably the finest and most remarkable hotel in the world. It is owned by Hon. William Sharon, U. S. Senator for Nevada, and is said to have cost, including furniture, between five and six millions of dollars. It is 120 feet high, and covers over three acres of ground. There are over one thousand rooms in the building, (one room is numbered 1,015) and twelve hundred guests can be comfortably accommodated at one time. Most of the rooms are 20 feet square—none less than 16 feet square—and a closet and bath adjoins every room. The grand central court is 144 x 84 feet, with a glass roof, and has a carriage entrance of 44 feet in width, expanding to 52 feet inside. The markets of San Francisco are famous for the great variety to be found there every month in the year to tempt the epicure: and, with cooks that are unexcelled, there is nothing left to be desired.



BALDWIN HOTEL, SAN FRANCISCO.

water during the season when most needed. The colonies and other large irrigated settlements of Fresno county, and the large irrigated area in the Mussel Slough country impressed us with the belief that there is no portion of California more fertile than this under the system of irrigation now in vogue there.

"Both of these counties present every evidence of agricultural thrift. All the irrigable lands command as much as \$50 per acre. In the colonies we found colonists making comfortable livings for their families on 20-acre lots. Of the 21,000 people in those 2 counties, your committee estimate that fully seven-tenths derive their living directly or indirectly from the lands now under irrigation. These counties without irrigation are of little value to the agriculturist; with irrigation they are capable of supporting a very dense population.

NECESSITY FOR AN IRRIGATION SYSTEM.

"In the Central California colony there are upwards of 100 persons to the square mile, and upon this area they wholly derive subsistence. We found upon examination that these counties are already more or less under the influence of the irrigable canals, even miles away from the ditches, the subterranean waters having risen to meet the surface waters carried outward by percolation and capillary attraction, and in consequence thereof less water will be required each succeeding year for a given area.

"No reservoirs have yet been constructed, but we believe, by the exercise of due care to prevent waste, that the natural supply from the streams will prove sufficient to supply the country herein referred to for some time to come.

"We found upon examination that the bed of Kings river is composed of an all-absorbing sand, and that many cubic feet of water would be required at the foothills to continue the stream 25 miles below.

"It is the deliberate conclusion of your committee that for these counties—and in fact for the south half of this State—a system of irrigation is indispensable. That without it the progress of the State must be fatally retarded. Therefore, we earnestly recommend that such legislation be immediately had as will protect what has already been done, and render more perfect the system now in operation, and such other legislation as shall guarantee the greatest good to the greatest number."

IOWA LAND AND FRUIT COMPANY.

[Fresno Republican, Feb. 7, 1883.]

Prof. Martin, general manager of the Iowa Land and Fruit company, informs us that work is going on finely on the company's newly purchased tract near Fowler's Switch. In a single week 3 miles of canal were constructed. A large tract is now prepared, and planting will be commenced at once. At least 25,000 raisin grape cuttings will be planted this spring, part of them in place and the rest in nursery.

CALIFORNIA PRODUCTS.

[Fresno Expositor, Oct. 25, 1882.]

Professor Joseph Price, for many years a mining expert on the Pacific coast, is at present in New York, where he has been telling the newspapers what he knows about the products, business and prospects of

the slope. He gives it as his opinion that the output of the gold mines would be about the same as they had been for a number of years—between \$18,000,000 and \$20,000,000. It was a mistaken idea—he says—to suppose that there was business depression on the Pacific coast. Immense quantities of coal and iron had been discovered in Washington Territory and Oregon, and that would be a new source of wealth. The wheat crop this year he considered as worth \$40,000,000; but in spite of the grain, the minerals and valuable lumber, he considered much of the future wealth of California, would be derived from grapes and raisins. Every year the wine manufacturers are becoming more and more expert, and consequently are making a better quality of wine, and in like proportion the prejudice against California wine is rapidly dying out. For ourselves, we most emphatically endorse Professor Price's opinions, and deeply regret there are no more like him to go abroad and represent the affairs of California and the Pacific coast generally in their true light.

HAY.

[Fresno Expositor, Dec. 29, 1882.]

There is no one article or product grown in this county that commands such remunerative prices as hay. There is always a demand, and each year, as new settlers have arrived, the demand has been increased. There is always more or less work with teams to do on a tract before it is ready for planting in vines or trees. The land must be leveled, checks marked out, levees thrown up, ditches made, etc. To do this the horses must be fed, and every succeeding tract sold, increases the demand for hay. This year, in addition to the ranch work, there are some 200 teams at work on the Upper San Joaquin canal; the Kings river and Fresno Canal company are doing an immense amount of work on their ditch; then there is the '76 Canal; the Fowler's Switch canal; the Garfield Ditch company; the Emigrant Ditch, and numerous others; all are or have been doing work, which requires a large amount of men and teams. These are the additional demands made upon our hay product this year; to meet which, we have not even our usual supply.

All the hay now held in this county, is owned by small farmers, who are holding it for a still farther rise on account of the continued dry weather. Grain hay is held at \$20 to \$22 loose, and \$25 baled. Alfalfa hay brings readily \$15 to \$18 loose—very little of it is baled. We doubt very much if there is hay enough in the county, of any kind, to feed the stock at work, until the new crop comes into market. Hay can be purchased at San Francisco, baled, at the following prices: Wheat, \$14; wild oats, \$13.50; alfalfa, \$13; mixed, \$11 per ton. Hay has been bought in this way, and shipped by rail to Tulare City, and there sold at \$16 per ton. If baled grain hay could be delivered here even at \$20 per ton, it would command a ready sale. Let some of our stablemen, or others combine and try the experiment of a few car-loads and report the result.

LAND SALES.

[From the Daily Evening Expositor, Nov. 21, 1882.]

REAL ESTATE.—By referring to an article in another column headed Real Estate Transactions it will be seen that the boom in that quarter continues. In addition to the recorded sales we have private reports of a number of important transactions: M. Theo.

Kearney has sold 100 acres in the Easterby Rancho at \$50 per acre, and 40 acres at \$100 per acre. He has also sold to capitalists a tract of 480 acres of land adjoining the Henrietta Rancho, at \$50 per acre. The purchasers of these lands all expect to have them prepared and planted in orchard and vineyard during the winter and coming spring. Mr. Kearney has in turn purchased 7,000 acres of land lying 5 miles west of Fresno, and expects to put out 640 acres of orchard and vineyard on it during the winter.

[Fresno *Expositor*, Oct. 13, 1883.]

Last week Messrs. Briggs and Henderson, of Riverside, visited this section and were shown through the colonies and vineyards by Thos. E. Hughes. They expressed themselves highly pleased with all they saw, and were free to say that our soil was better and the irrigation facilities superior to those of Riverside. This is the general opinion of all who have seen the two localities, yet unimproved land at Riverside is held at from \$100 to \$250 per acre, while here it sells from \$20 to \$50 with water, according to locality. And Fresno is much nearer to market than Riverside.

IMPORTANT SALE OF REAL ESTATE.

[Fresno *Republican*, Feb. 17, 1883.]

We learn that M. Theo. Kearney has sold his vineyard and adjoining land on the Easterby Rancho to E. B. Rogers, of New York, for \$60,000. The tract contains 350 acres of land, 100 acres of which are in two-year-old vines and 30 acres in alfalfa, the remainder being rented to Chinese vegetable gardeners. Mr. M. T. Sickal, a relative of Mr. Rogers, will assume the management of the property at once, and increase the area of vineyard this spring. Mr. Rogers having determined to have 300 acres of the land in vineyard by next winter. In view of the low prices at which property has been selling in this county, Mr. Kearney has made a good sale. Mr. Rogers, however, can congratulate himself upon having purchased one of the very best pieces of property in the county. With such soil as there is in this tract he can safely count upon a yield of 10 tons of grapes per acre from his vineyard in a few years from now. At \$25 per ton the gross yield would be \$250 per acre, or a net yield of at least \$200 per acre, and from his 300 acres of vineyard he can therefore safely count upon an annual income of \$60,000. Mr. Kearney has no intention of giving up his vineyard enterprises here. He has already planted over half a million cuttings in nursery for roots with which to plant a vineyard of 1,000 acres in his recent purchase of 7,000 acres of land, 5 miles west of Fresno.

A NEW COLONY.

[Fresno *Expositor*, Dec. 13, 1882.]

G. G. Briggs, of the Washington colony, is making ready to set out 170 acres in vines, 100 acres in alfalfa, and 160 in fruit the coming season. He is also leveling land for the purpose of erecting a winery. Mr. Briggs has sold 1,000 acres south and east of the Washington colony to a San Francisco syndicate, who purpose to divide it up into 20-acre tracts, with irrigating ditches between them, and to level and check 5 acres of each tract, so that so much will be ready for planting purposes when sold.

THE FRESNO COLONY.

[From Daily Evening *Expositor*, Nov. 22, 1882.]

Thomas E. Hughes & Sons, report the sale of 13 lots in the Fresno colony within one week, and 9 of the number were sold to the people of the town. The proposed line of street cars will pass directly through the colony, thus placing it within 10 minutes ride of the business portion of Fresno. This fact is recognized by the new purchasers, and was a leading inducement. The colony, however, possesses other advantages; it is contiguous to the cannery, and to the winery of Froelich, Leach & Co., making the delivery of fruit an easy matter, and also enabling the wives and daughters of the colonists, who desire, to work at the cannery during the packing season; it is also within the limits of this school district, and consequently the children will enjoy the advantages of graded schools.

RAPID SALES.

[Fresno *Expositor*, Dec. 6, 1882.]

Last week \$56,000 in real estate, including 24 colony lots changed hands through the office of Thomas E. Hughes & Sons, and \$10,000 worth through the office of Cory & Braly.

NEW COLONY EXTENSIONS.

[From the Fresno *Expositor*, December 6, 1882.]

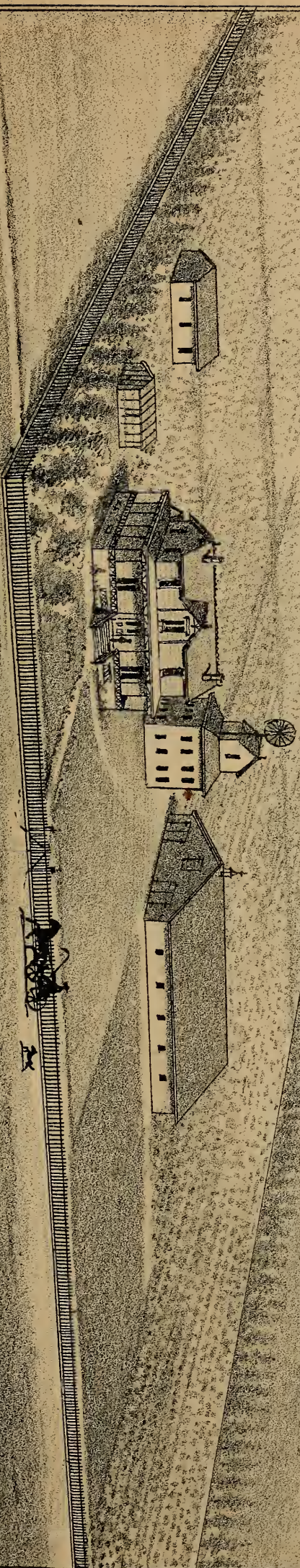
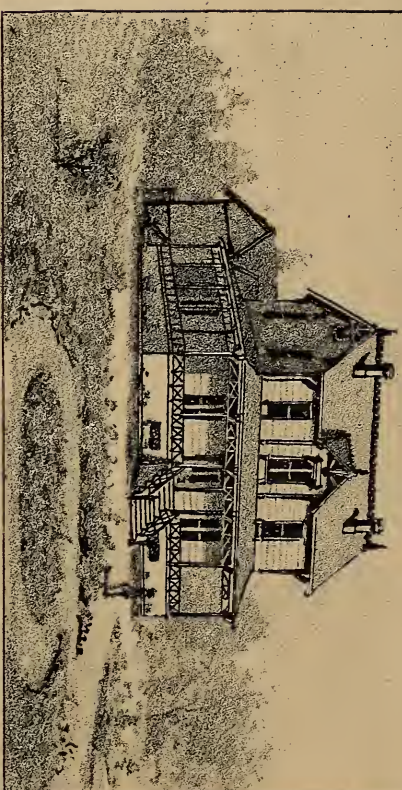
The lots of the Fresno colony, with the exception of about 9, having been sold, arrangements have been made to divide the 1280 acres of land on the east into 20 acre lots. Also the land purchased some 12 months ago by William A. Fisher, on the west, containing some 960 acres, have been so subdivided, and will be sold in 20 acre tracts. These 2 additions make a colony 6 miles wide, east and west, and, added to the Central, Washington and American colonies, with the Kirby place, which will soon be subdivided, will make a continuous drive from town of about 13 miles through a belt of colonies 3 miles wide, upon nearly every 20 acres of which will be a family enjoying the fruits and happiness of a cozy home, or in other words, there will be nearly 32 families to the square mile, and in the belt, consisting of 39 square miles, there will be a population of nearly 928 families. Now then, to this belt must be added the Easterby Rancho, consisting of 4 sections, and the new Briggs colony, at the new railroad station of Malaga, east of this belt. Then south of the Easterby Rancho comes the Malter ranch of 1600 acres, that will soon be in the market on the colony principle. So it can easily be seen what vast extent of country, in the immediate vicinity of Fresno, will twinkle at night with the lamp-lights of homes, whose occupants are free from the cares of want, and enjoying the sweet contentment of satisfied hearts.

RAPID IMPROVEMENT.

[From the Fresno *Republican*, March 3, 1883.]

Five years ago Fresno was just beginning to be talked of as a place of possible importance. Fruit and vine culture was yet an almost untried experiment. To-day Fresno is known in every hamlet in

ENLARGED VIEW
+ OF +
RESIDENCE.



THE "BUTLER" RAISIN VINEYARD 3 MILES EAST OF FRESNO, FRESNO COUNTY, CAL.

250 ACRES — 200 ACRES IN VINES.

ELLIOTT LITH. & ENGRAVING CO., ST.

the State. Her cheap wooden buildings are rapidly giving way to massive and elegant brick blocks and fine and elegant residences are taking the place of small, temporary dwellings. Her fruit and vine interests have grown to immense proportions. The signs of prosperity and vigorous growth are visible on every hand. This rapid development has exceeded the expectations of the most sanguine. The possibilities of the future are now rated much higher than they were 5 years ago, but we believe that developments of the next 5 years will be a greater surprise than that of the past. It will be of such vast proportions that those who contemplate it most closely can now hardly realize it.

IMMUNITY FROM FROST.

[Fresno Republican, April 28, 1883.]

The fruit crop of the mountain districts of the northern counties of the State was almost entirely destroyed by the recent frosts. The Grass Valley *Tidings* says of the effects of the frost in that section: "Now and then a bunch of grapes may be raised in this county this year, but they will be on vines which had late pruning. Thursday night the thermometer marked 23 degrees above zero, which is 9 degrees below the freezing point. That was what did the business. We will not, this year and in these mountains, be troubled with agitations of establishing canneries, fruit-driers or any other scheme to save the crop. In the valleys of the wine producing counties it is estimated that from 10 to 20 per cent. of the grape crop was destroyed." These have been exceptionally heavy frosts at this time of the year, and the escape of Fresno vineyards from any damage whatever brings out another very important point of superiority for this section. With irrigation and sandy soil, the only conditions that give assurance against invasion by pholloxera and with certain immunity from damage by late frosts, the Fresno vineyardist can look to the future serene in the assurance that each season of labor will bring its reward.

TOWN OF FRESNO.

[From the Fresno *Expositor*, April 3, 1883.]

No one can possibly imagine how rapidly the town is growing up, unless they take an occasional walk through it. Especially is this the case in the portion of Fresno devoted to residences. Fully a dozen new residences are built every month, and where, a few weeks ago, was an unbroken stretch of prairie, are thickly settled neighborhoods. For a while it was predicted by many that this building boom would cease soon, but from the way that people continue to come into the county, coupled with the flattering prospects of the season, we look for greater activity instead of a decrease.

ALFALFA.

[Kern County *Californian*.]

Every year witnesses a considerable extension of the area devoted to alfalfa in this vicinity. This year it will be greater than usual. March and April are con-

sidered the most favorable months for sowing the seed, and a great deal of land is being made ready for this purpose. Small farmers are turning their attention to it more than ever before. Orchards and vineyards are good, no doubt. They may, as the newspapers of Los Angeles and San Bernardino are fond of holding up, be the best thing to which the small farmer can turn his attention; but the idea makes no great progress here.

* * * Like fruit, a small tract of land produces a great deal in the alluvial valleys of the southern part of the State. In this vicinity it will produce from 8 to 16 tons of hay per acre for the season. It is one of the most nutritious forage plants in the world. When allowed to reach a certain stage of maturity, so that the seed begins to form, its fattening properties for cattle, horses, sheep, pigs and all kinds of poultry is surprising. A field of it will sustain, at the rate of 2 cows, or other stock in proportion, to the acre, all the year round. Horses thrive upon it better than any other stock. The man who grows stock—which he must necessarily do if he seeds his land to alfalfa, and finds the product of his time and labor each year in the shape of cattle, horses or sheep—is emancipated from the railroads. * * * The owner of a quarter section, the greater part of it seeded to alfalfa, can live in a state of comfort, educate his children, save a little every year without working hard, and, above all, feel independent. The rich lands of this valley can be devoted to no better crop, at this time, than alfalfa. * * * Stock-raising is the natural resource of every region without transportation facilities, and we are peculiarly fortunate in the adaption of our soil to the growth of a remarkably prolific and nutritious grass that enables us to turn off 4 times the number of animals from a given area that is usually done in places similarly situated.

3,000 ACRE ALFALFA FIELD.

[Fresno *Expositor*, Dec. 6, 1882.]

The Smith brothers, who purchased the 5 sections comprising the American colony, propose to put 1 section (640 acres) in alfalfa the coming year. Each succeeding year they intend to put in an additional section, until the 5 sections are all planted. This is necessary, as they expect to extensively engage in stock-raising.

ALFALFA.

The Fresno *Expositor* says: A vine-grower of this county offered, within a few days, \$800 in gold for a hundred tons of alfalfa hay, to be delivered during the season. As an acre of alfalfa, properly irrigated and occasionally fertilized, will yield an average of a ton of hay to a cutting, and five cuttings in a season, it is no difficult matter to determine that it is an exceedingly valuable crop, and that it should be more extensively planted. At \$8 per ton, the price offered above, and there is no winter but that it is worth more, an acre of alfalfa will yield an average of \$60 per annum. As land in any of the colonies, with water can be purchased at \$50 per acre, it will be seen that a farmer can pay for his land in one season. That we do not over estimate the yield per acre of this valuable plant, everyone who has had experience in its culture can testify. We know of parties who enriched their alfalfa fields by liberal top-dressing, who secured over twelve tons of hay per acre in a single season.



THE SAN JOAQUIN VALLEY—FROM THE SIERRA.

EVERGREEN MILLET AHEAD OF ALFALFA.

[Kern County Gazette.]

Some of our citizens are interesting themselves in the Arabian Millet. Extensive planting of the seed is being made in Tulare county upon proof, on the dryest of the soils there, that it surpasses alfalfa. James Morton, of that county, says of it: "We think it is as far ahead of alfalfa, as alfalfa is of the wild grasses of California." The roots are known to go down in the earth from 5 to 15 feet. The Los Angeles *Times* says of the sample at that office: "It grows to a height of from 6 to 8 feet, resembles the orchard grass in appearance, and is greatly liked by stock of all kinds." The New York *Tropic* says the experiments in New Jersey soil and climate, sowed in May, in drills 18 inches apart, at the rate of 4 pounds per acre, in 12 days the plants were up so that a cultivator was run between the rows, after which no cultivation was possible, owing to the astonishing growth, which crowded down every other vegetation. The first cutting was made July 1st, just 45 days after sowing; it was then 7 feet high, covering the whole ground, and weighed, while green, 30 tons to the acre, and dry, 6½ tons per acre. The second cutting was the 15th of August. Its height was then 9 feet, weighing green 55 tons per acre, and dry, 8 tons. There has been a positive want, on the part of stock-raisers in the valley, for a grass of something of the character of timothy, to feed at certain seasons alternately with clover. This has been so much a necessity that portions of the farm have been left uncultivated in salt grass, and it seemed that the stock paid more attention to the coarse grass than to the alfalfa. The evergreen millet, from all reliable accounts, is destined to take this place, and this valley should be supplied with it without delay.

EVERGREEN MILLET.—We have had frequent inquiries from friends where they could obtain the seed of the now popular evergreen millet. Hon. J. O. Lovejoy, of Tulare City, has secured a quantity of the seed from Messrs. Page & Morton, and is now prepared to furnish all who may apply with fresh seed. Mr. Lovejoy informs us that seed sowed on the 26th of April, last year, grew so thriftily that 3 cuttings were obtained from it before the last of October.—Fresno *Expositor*.

A. ASHBROOK, Superintendent of the Doble Rancho, in the Liberty neighborhood, has just returned from San Francisco, where he has been to secure a quantity of seed for planting a field of evergreen millet on the rancho. He informs us that he will at once plant 160 acres of land with this grass.—Fresno *Expositor*, March 14, 1883.

The *Expositor* learns that E. W. Chapman will plant 300 acres of evergreen millet on his ranch near Borden, Fresno County, this season.

SHEEP RAISING IN FRESNO.

[From the Fresno Republican.]

Fresno ranks first among the counties of the State in the number of sheep and the production of wool. Although the number fluctuates greatly with the sea-

sons, the assessment rolls show about three-quarters of a million as an average, with an annual wool clip of four and a half million pounds. The greater part of the 5,600,000 acres in the county are adapted to and used for sheep range. The 300,000 acres of lowland and swamp in the center of the valley and the rough foot-hills are used for cattle ranges, but these, at certain seasons, are divided into ranges of from 2,000 to 20,000 acres each, upon which the sheep are kept from October till June, and in some instances during the entire year. The bulk of the sheep properly belonging to the county are driven to the mountains in the summer, where the ranges are marked by natural boundaries, and where rights secured by continual occupancy from season to season are recognized and respected by the different owners. As a rule, not more than one sheep to the acre of range can be calculated upon, and on the poorer or more sandy land 3 acres are required for pasturage of 1 sheep. Uncultivated plains range rents at from 10 to 15 cents an acre per year. Notwithstanding the disappearance of free range, the expense of moving to and from the mountains, and the general low price of wool, wool-growing appears to be the most profitable as well as the most important industry in the county. Properly managed, it rarely fails to bring a profit of 20 per cent. on the capital invested, and in favorable years and good locations it often greatly exceeds these estimates. The business is not overdone, nor is it likely to become less important or less profitable. The numerous settlements are necessitating smaller ranges and smaller flocks, while the uncertainty of the seasons makes it hazardous for single owners to hold the enormous flocks heretofore the rule.

It is believed that sheep-owners will adopt the plan of having a part of their ranches irrigated and sown to alfalfa, and make calculations upon feeding all sheep a short time in the fall before the grass starts. When this plan shall have been generally adopted, the business, as an industry, will be permanent, unfluctuating and profitable, and of much more importance than is possible under the present system. Sheep range in value from \$1.50 to \$3 a head, depending upon quality and time of year. Wool brings from 12 to 20 cents per pound in the fall, and from 15 to 25 cents a pound in the spring. Shearing is usually done during April and September.

THE LARGEST GRAIN FARM IN THE WORLD,

Owned and farmed by Dr. H. J. Glenn. While in Colusa a short time ago, we visited the doctor's farm. He had 52,000 acres of grain to harvest this year. Wheat is a light crop this season on account of the drought. The doctor calculates his crop will average only about twelve bushels to the acre, which will make 624,000 bushels from this one California farm, that will go out through the Golden Gate to feed foreign nations. There are a great number of large wheat farms in Colusa. Col. Geo. Hagar has a farm of 17,000 acres; Edgar Mills, a banker from Sacramento, owns about 14,000, besides some 18,600 acres which he owns with Mr. John Boggs; L. F. Moulton has 20,000 acres; Mr. Anderson D. Logan has recently sold his home "ranch" of 15,260 acres for \$182,000 to Mr. Garnett, of the firm of McCune & Garnett, of Dixon, Solano county, who are among the most successful wheat farmers in the State. Peter Peterson has 10,140 acres, and we notice a number of large wheat farms, ranging from 2,000 to 5,000 acres, all over the country.—*Resources of California*.

THE LARGEST VINEYARD IN THE WORLD.

GOVERNOR STANFORD'S VINEYARD.

In speaking of the largest vineyard in the world owned by one man, the *Tehama Tocsin*, published in Red Bluff, says:

Vina is a railroad station with a few hundred inhabitants. Aside from other railroad stations it mainly owes its importance and influence to two facts—that is its rich soil and its susceptibility of irrigation, and that it is mainly owned by ex-Governor Stanford, the railroad magnate, who is determined to spare no money to make that section blossom into full productiveness. A few years ago Gov. Stanford bought the main portion, 10,000 acres, of the Gerke grant. This included some of the most productive land that ever laid out doors, and cost the purchaser upwards of \$200,000. We are reliably informed that Gov. Stanford has visited Vina but twice since he made his purchase. Before he visited the place at all, his agent had 1,000 acres of land in vines. In the meantime an elaborate irrigation scheme, with main and counter ditches, had been provided; and now the whole tract can be freely irrigated from the celebrated waters of Deer creek. Twice, since Governor Stanford possessed this rich inheritance has he visited it, and yet improvements have rapidly progressed. Last year he had planted 1,000 acres of vineyard, and this year 1,500 acres more. This will make the largest vineyard owned by any one man in the world. A tract of 600 acres has been planted to alfalfa (all irrigated) which indicates that Stanford intends to have a first-class ranch to fall back on should the Railroad Commission cinch him too tight. Mr. Smith superintends this entire possession, and the fact that Governor Stanford has visited it but twice, is evidence that he gives entire satisfaction. A lot of new buildings have been built, which we have no room to refer to at this time. But sufficient it is to say that Governor Stanford is preparing a possession at Vina that will not be second to a principality when it matures.

ALMOND CULTURE.[Fresno *Expositor*.]

Mr. McNeil, of the Gould ranch, informs us that the prospects for a large crop of all kinds of fruit on his place are better than he has ever seen them. It has been estimated by persons competent to judge that he will have, at least, 100 tons of peaches. He will also have large quantities of pears, plums, apricots, prunes, etc. His almond trees are also loaded with nuts. It has been asserted that the almond tree would not bear in Fresno, and Mr. McNeil had been advised to cut down his trees and substitute something else in their stead. A visit to his place would convince the most skeptical that almonds can be grown here, and can also be made to pay a handsome profit.

APRICOTS.[San Francisco *Bulletin*.]

A brisk demand has recently been made by English houses for canned apricots. It was noticed years ago that the dried apricot of California was the best of all the dried fruits known in this country. We are told that hardly one-third of English orders for canned apricots can be filled by the canning establishments of this coast. The apricot comes to greater perfection in

this State than anywhere else. In fact, there is something like a monopoly of this fruit here; and now that such a demand has sprung up for it, there is no prospect that the supply will ever exceed the demand. It may be set down as beyond a reasonable doubt that raisins and apricots will never glut the market so long as this foreign outlet exists.

PRUNES.[Napa *Register*.]

The season for planting fruit trees is near at hand, and the following suggestion to Napa county orchardists is in order: In Santa Clara Valley considerable attention is paid to the raising of French prunes, a fruit which, when well cured, finds a ready market at remunerative figures. So profitable has the cultivation of this fruit become in the valley named that an increased acreage is yearly planted to the trees. During the season just passed 1 or 2 farmers in this valley raised and marketed a considerable amount of this fruit at a profit. The proprietor of the largest fruit cannery on this coast informed the writer that the market for good prunes would never be overstocked. The product of a 10-acre prune orchard near San Jose was sold a few months ago, on the trees, for \$3,000. When picked, the fruit is dipped into weak, hot lye, and then either cured in patent dryers or in the sun.

RAISINS IN TWO YEARS.[Fresno *Republican*.]

Mrs. J. A. Smith, of the Central Colony, will pack 100 boxes or more of raisins raised upon vines set out 2 years ago. She will also have a large number of figs, some of them from trees set out last winter. The growth of trees and vines on her place has been almost marvelous.

STRAWBERRIES.[Fresno *Republican*.]

S. O. Booth, living in the Central Colony, has this season picked and sold 2,100 pounds of strawberries from a piece of ground, by actual measurement, a rod and a quarter over a quarter of an acre. The total receipts were \$170. He is still picking a few of the British Queen variety.

SWEET POTATOES.[Fresno *Expositor*.]

Last week we were presented with a hill of sweet potatoes grown on the lot of Mrs. A. A. Davis, at the Central California Colony. The hill weighed within a couple of ounces of 20 pounds. The potatoes were of the white variety, and were very large and fine. We are informed that this hill was but a fair sample of a large patch growing on her lot. Sweet potatoes grow almost spontaneously at the Colony.

GOOD YIELD.—Mr. John Taylor, of the Nevada Colony, raised 6 tons of the finest potatoes ever seen in this market off 1 acre of ground, and cut 33 tons of excellent wheat hay from 11 acres.

APRICOT LANDS.[Riverside *Horticulturist*.]

Choice apricot lands are being rapidly taken up for actual settlement and improvement. As a result, such lands are rapidly enhancing in value. Land that 6 months ago sold for \$25 and \$30 per acre, is now as readily selling for \$75, and land that 3 months ago sold at \$50 is now changing hands at \$125 per acre.

People who have fruit land with good water-right, need be in no hurry to sell at present prices.

SUGAR AND SYRUP.[Fresno *Expositor*.]

We have on our table a bottle of syrup as clear as honey, and of excellent flavor, made from sorghum cane raised by Professor Sanders. The yield is over 100 gallons of this beautiful syrup per acre. It is manufactured by Mr. Carr, a neighbor of Professor Sanders. Its excellence may be attributable, in part, to care in making, and doubtless in a great degree to pureness of seed from which the cane grew. Professor Sanders has African cane, also amber cane, growing, from which the manufacture of sugar will be attempted.

TOBACCO.[Fresno *Expositor*.]

The success that has hitherto attended tobacco culture in this county, is convincing evidence that an excellent article of tobacco can be grown on the Fresno plains. We think that persons owning lands susceptible of irrigation, and acquainted with the manner of growing and curing tobacco, would find it a profitable crop to cultivate here.

FRESNO COUNTY BRANDY.[Fresno *Republican*.]

The first carload of brandy produced here was shipped to San Francisco last week from the well known Eisen vineyard near this place. The shipment consisted of 2,500 gallons of choice proof grape brandy, and although one year old it had already developed a flavor equal to any French brandy.

HONEY—"MILLIONS IN IT."[Tuolumne *Independent*.]

Mr. Robert Thwaite suggests, in a communication, that it would be profitable for all farmers to keep a few colonies of honey bees. There is a large quantity of honey sold in Philadelphia, he says, which comes from California and New York, and but very little from Pennsylvania. In 1876 Mr. J. S. Harbison shipped from his 6 apiaries, in San Diego county, California, 10 car-loads of honey, each car containing 20,000 pounds, or 200,000 in all. The income of this gentleman on his honey amounts to \$25,000 per annum. A gentleman in New York in 1874 sold 58,000 pounds of honey from his own apiaries. It is much easier, says Mr. Thwaite, to produce pasturage (in addition to natural resources) to supply 100 hives than to supply 100 head of sheep. The profit of this being more than in the sheep. The honey lost in California

for want of bees to gather it is of more value than the gold gathered. It is estimated that the honey crop collected annually is worth \$8,800,000. Of this amount, \$1,200,000 worth of honey and 700,000 pounds of wax are exported, and yet, says the writer, the culture is only in its infancy. Two Michigan farmers, both of whom own large tracts of cultivated ground, had informed him that the profit on their bees exceeded that of their farms.

DAIRY BUSINESS.[Petaluma *Courier*.]

The dairy business is on the increase in southern Sonoma. The good prices for butter and cheese this season has given it quite a boost, and dairies and dairy cows are in demand. Dairy ranches with cows are renting this year for from \$25 to \$28 per cow per annum, and we have been told of one ranch of 40 cows that \$30 per cow was offered and refused. Dairy cows are in demand and higher than usual. We have heard of the entire stock of 2 dairies in this section being sold recently at \$40 per cow for the whole lot. Good grain and potato lands rent for from \$5 to \$6 per acre. Good vegetable lands, of course, rent much higher.

LUMBER IN FRESNO.

Owing to the mildness of the climate, very ordinary buildings can be made to answer for dwellings, and a shed is all that is absolutely necessary for horses and cattle. There are several lumber-mills in the county, and lumber is therefore cheap, varying from \$15 to \$25 per thousand.

FIREWOOD IN FRESNO.

By planting willows and blue gum trees on the borders of the farms, an abundance of firewood can be grown there in a few years. In the meantime, mountain oak can be brought into Fresno at \$6 per cord, and by driving to the mountains or King's river, it can be had for 50 cents per cord, and the cutting and hauling. Fuel is not needed here from one year's end to the other, except for cooking, therefore a little wood will last a long time.

HOT WEATHER.[Fresno *Republican*.]

About the most serious objection heard of Fresno county is the hot weather—and yet people who croak, overlook the fact, that during this hottest weather people work hard all day in the harvest field, building canals, teaming and, in fact, any and everything required to be done, and that cases of sunstroke are unknown, and prostration by heat not frequent. In St. Louis and all the Eastern cities, the heat is dangerous at 95 degrees, and terribly destructive at 100 degrees; but here 106 degrees is unusual nor seriously oppressive. The temperature East is like that of a steam bath; here more like a hot air bath; the dry wind causing rapid evaporation and lowering the temperature of the body. People must grumble, and the hot weather serves as a pretext, but, really, our summer weather is less oppressive than in the East, and not so hot as in the foothills further north.

SHIPPING POULTRY TO THE SAN FRANCISCO MARKET.

[Southern Californian.]

The wife of one of the first farmers in the valley below Bakersfield has shipped over 500 fowls to the San Francisco market during the season. She has them killed and picked, but not drawn, and packed in kegs and forwarded by express. Fowls shipped to that market, if drawn, are considered as shipped from the Western States, and not fresh. There have been no losses in the shipments, and a cash market is found for all that can be sent. Many of our farmers say they would rather have the profit from a hen than from a hog or sheep.

[Chicago Commercial Advertiser.]

The traffic in eggs in this country is estimated to aggregate \$180,000,000 annually. Hens are prosperity.

COTTON.

[Fresno Republican.]

The subject of cotton culture in the San Joaquin valley has attracted but little attention for the last few years, the last attempt in this vicinity being made by A. H. Statham, of Fresno, on his farm near Center-ville. Although labor was scarce, and higher than at present, it netted him more than a crop of wheat or barley. On the colonies, where labor can be had when wanted, and at reasonable rates, cotton would probably now pay a large profit. The cost of seed is trifling, the cultivation no more than corn, and but little water required. An acre would yield a bale, or 500 pounds of ginned cotton, worth from 15 to 18 cents per pound—say \$80 per acre. The seed of late years has become quite valuable, and would very nearly pay expenses of cultivation, ginning, etc. The cost of a gin-press would amount to about \$100. These could be erected at a central point and do the ginning for a large number of colonists. The cultivation of cotton would furnish lucrative employment to a large number of young people, and always bring the cash, without fear of an overstocked market.

AN IMPORTANT ENTERPRISE BY M. THEO. KEARNEY.**A Proposed Rival to Riverside in Fresno.**

[From the Fresno Republican, March 10, 1883.]

That portion of our county lying east of the town of Fresno, having received most attention from capitalists and settlers during the past 3 years, has developed with such rapid strides that a large part of the choice land of that section is already in the hands of cultivators. Where 3 years ago nothing could be seen, with the exception of the Eisen Vineyard and Easterby Rancho, but a wide stretch of plain occupied by roving bands of sheep, now may be found magnificent properties like that of the Barton Vineyard of 600 acres, cultivated and improved with the highest degree of skill, and in so thorough a manner that already nearly \$150,000 has been expended upon it. The Eggers Vineyard, of 500 acres, is another indication of the prominent position our county is taking in grape culture, while the vineyards of Goodman, Forsyth, Woodworth, Pew and others, each containing 160 acres, swell the record of Fresno's progress in grape culture. Probably the most remarkable in-

stance of development in the county is the change produced in the Easterby Rancho since 1879 through the enterprise, energy and skill of Mr. Theo. Kearney.

In 1878 Mr. Kearney completed the sale of farms in the Central California colony and in the following year purchased the Easterby Rancho of 2,500 acres. Engineers and laborers were immediately employed in subdividing the property, laying out avenues and building irrigating canals. Sales of various sized tracts were made shortly after and an incorporated company, the Fresno Vineyard company, was organized by Mr. Kearney, the stock of which was all subscribed for at once by prominent capitalists and wine dealers of San Francisco.

In 1879 the whole 2,500 acres were cultivated in grain, employing only 6 or 8 men, and yielding, without irrigation, a very small profit; now (March, 1883) there are 1,700 acres planted in vineyard, of which the Fresno Vineyard company with 450 acres, G. H. Malter, with 320 acres, A. B. Butler, with 250 acres, Mr. Theo. Kearney, with 100 acres, Geo. H. Tay, with 160 acres, and others with smaller tracts, give employment to hundreds of laborers in certain seasons of the year. Formerly a rough house and barn were all the improvements required; now, elegant mansions, with grounds tastefully laid out and ornamented with rare trees and shrubs, and beautiful flowers adorn the landscape. Formerly, an annual profit of \$10 per acre from this rancho was considered entirely satisfactory; now the owner of a producing vineyard counts on an annual profit of at least \$200 per acre. The elements necessary to produce these results are rich soil, water for irrigation and a favorable climate, all of which nature supplies with an unstinted hand in Fresno county; to which must be added by man, intelligent labor, patience and capital.

While that portion of the county east of the town was being developed, the section of the county west of the town was allowed to remain dormant. A marked change, however, is about to take place on the west side. The Upper San Joaquin Canal company is now constructing, at a cost of over \$200,000, a canal to irrigate a body of 100,000 acres of very fine land on the west side, which will be finished early next winter. The Fresno Canal and Irrigation company, not to be outdone in enterprise, will soon commence the extension of a branch canal to the same district capable of irrigating 20,000 acres of land, which will probably be completed in a few months. With this certainty of an ample supply of water, Mr. Kearney has concluded to transfer his labors to the west side district and will shortly commence the improvement of a tract of 6,700 acres he owns there, and which lies about 5 miles distant from town. He proposes laying out an avenue from town to and through his tract (10 miles), which will be 100 feet wide, with 3 roadways, each roadway to be lined with handsome shade trees. Avenues 80 feet wide will be run through the tract every half mile east, west, north and south, subdividing the land into blocks of 160 acres each. Three rows of handsome shade trees will be planted on each side of all these avenues. A thorough system of canals for irrigating the whole tract will also be constructed.

A stock company is now being organized in New York with a capital of \$1,000,000, to plant 2,000 acres of this tract in vineyard. Cuttings have already been planted in nursery in the Easterby Rancho, to furnish roots for planting 1,000 acres of this vineyard next winter. Mr. Kearney expects to sell the remainder of this tract in parcels of not less than 160 acres each, to parties of means who will improve their properties in a first-class manner. The lowest price at which this land will be offered for sale is \$100 per acre, and it is not his intention to place this property on the market for sale till after the 2,000 acre vineyard is established.



A WINTER SCENE IN THE SIERRA.



A CALIFORNIA VINEYARD

M. THEO. KEARNEY,

—DEALER IN—

AGRICULTURAL LAND.

Special attention given to the Organization and Locating of Colonies in California.

Formerly Manager of the Central California Colony, Easterby Rancho Colony, Fresno Vineyard Company, etc., of Fresno County.

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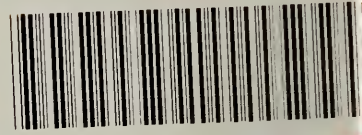
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